



Town of Arlington, MA Redevelopment Board

Agenda & Meeting Notice December 18, 2017

The Arlington Redevelopment Board will meet Monday, December 18, 2017 at 7:30 PM in the **Town Hall Annex 2nd Floor Conference Room, 730 Massachusetts Ave. Arlington, MA. 02476**

1. Public Hearing EDR Special Permit for Docket #3551 to allow Gosselin & Kyriakidis PC Law Office, to construct new and replace the existing signage at 635 Massachusetts Avenue under Article 7 Signs.

7:30-8:00p.m.

- *Applicant will be provided 10 minutes for an introductory presentation.*
- *DPCD staff will be provided 5 minutes for an overview of their feedback and comments as provided in the Public Hearing Memorandum.*
- *Members of the public will be provided time to comment.*
- *Board members will ask additional questions and vote.*

2. Public Hearing EDR Special Permit for Docket #3552 to allow Joseph March and David Spinney, for Food For Thought, LLC, to construct new and replace existing signage at 478 Massachusetts Avenue under Article 7 Signs.

8:00-8:30p.m.

- *Applicant will be provided 10 minutes for an introductory presentation.*
- *DPCD staff will be provided 5 minutes for an overview of their feedback and comments as provided in the Public Hearing Memorandum.*
- *Members of the public will be provided time to comment.*
- *Board member will ask additional questions and vote.*

3. Update from Housing Plan Implementation Committee

8:30-9:00p.m.

Staff and board members will receive an update on and discuss the committee's efforts and membership changes to the committee.

4. Zoning Recodification Update

9:00-9:15p.m.

Staff and board members will provide an update on the Hearing Draft and upcoming community meetings.

5. Approval of Meeting Minutes from December 4, 2017

9:15-9:20p.m.

Board members will review minutes from the previous ARB meeting

and provide feedback for edits and vote.



Town of Arlington, Massachusetts

Public Hearing EDR Special Permit for Docket #3551 to allow Gosselin & Kyriakidis PC Law Office, to construct new and replace the existing signage at 635 Massachusetts Avenue under Article 7 Signs.

Summary:

7:30-8:00p.m.

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- *Board members will ask additional questions and vote.*

ATTACHMENTS:

Type	File Name	Description
▢ Reference Material	ARB_App_Special_Permit-Gosselin_635Mass_Ave.pdf	Application - 635 Massachusetts Avenue
▢ Reference Material	635_Mass_Ave_Arlington-Signage-R1.pdf	Design-635 Massachusetts Avenue
▢ Reference Material	635_Mass_AveArlington-Architectural_Drawing_R1.pdf	Architectural Drawings-635 Massachusetts Avenue
▢ Reference Material	Abutter_Notification_-_635_Massachusetts_Avenue.pdf	Abutter Notification-635 Massachusetts Avenue
▢ Reference Material	EDR_Public_Hearing_Memo_635_Mass_Ave_-_Final_12.12.17.pdf	EDR Memo



**TOWN OF ARLINGTON
REDEVELOPMENT BOARD**

**Application for Special Permit In Accordance with Environmental Design
Review Procedures (Section 11.06 of the Zoning Bylaw)**

- 633 -641 Massachusetts Ave, Arlington MA Docket No. _____
- Property Address 635 Mass Ave is the suite in question for this application
Name of Record Owner(s) MEGUERDITCHIAN, RICHARD Phone _____
Address of Owner 397A MAIN ST, MEDFORD MA 02155
Street City, State, Zip
 - Name of Applicant(s) (if different than above) Gosselin & Kyriakidis PC Law Office
Address 635 Massachusetts Avenue, Arlington MA Phone (781)782-6000
Status Relative to Property (occupant, purchaser, etc.) Tenant
 - Location of Property Block Plan 50, Block G, Lot number 3
Assessor's Block Plan, Block, Lot No.
 - Deed recorded in the Registry of deeds, Book _____, Page _____;
-or- registered in Land Registration Office, Cert. No. _____, in Book _____, Page _____.
 - Present Use of Property (include # of dwelling units, if any) Commercial office building
 - Proposed Use of Property (include # of dwelling units, if any) Commercial office building
This tenant is a law firm.
 - Permit applied for in accordance with _____
the following Zoning Bylaw section(s) _____
_____ section(s) title(s)

 - Please attach a statement that describes your project and provide any additional information that may aid the ARB in understanding the permits you request. Include any reasons that you feel you should be granted the requested permission.

Please refer to the attached drawings. There is a "Scope Description" paragraph on "Architectural Drawing" A3.0 in the top right hand corner.

(In the statement below, strike out the words that do not apply)

The applicant states that Gosselin & Kyriakidis Law is the owner -or- occupant -or- purchaser under agreement of the property in Arlington located at 635 Massachusetts Avenue, Arlington MA which is the subject of this application; and that unfavorable action -or- no unfavorable action has been taken by the Zoning Board of Appeals on a similar application regarding this property within the last two years. The applicant expressly agrees to comply with any and all conditions and qualifications imposed upon this permission, either by the Zoning Bylaw or by the Redevelopment Board, should the permit be granted.

Miika Ebbrell

Miika Ebbrell, Architect on behalf of Gosselin & Kyriakidis Law

Signature of Applicant(s)

3 Walker Lane, Boxford MA 01921

Address

617-959-4322

Phone

7/08



Town of Arlington Redevelopment Board
Application for Special Permit in accordance with
Environmental Design Review (Section 11.06)

Required Submittals Checklist

File each in triplicate except for model
References are to Arlington Zoning Bylaw

- _____ Dimensional and Parking Information Form
- _____ Site plan of proposal (Section 10.11(c))
- _____ Model, if required (Section 11.06(d)(1))
- _____ Drawing of existing conditions (Section 11.06(d)(3))
- _____ Drawing of proposed structure (Section (d)(3))
- _____ Proposed landscaping. May be incorporated into site plan (Section 11.06(d)(3))
- _____ Photographs (Section 11.06(d)(4))
- _____ Impact statement (Section 11.06(d)(6))
- _____ Application and plans for sign permits (Section 11.06(d)(6))

FOR OFFICE USE ONLY

- | | |
|--|-------------|
| _____ Special Permit Granted | Date: _____ |
| _____ Received evidence of filing with Registry of Deeds | Date: _____ |
| _____ Notified Building Inspector of Special Permit filing | Date: _____ |

TOWN OF ARLINGTON REDEVELOPMENT BOARD

Petition for Special Permit under Environmental Design Review (see Section 11.06 of the Arlington Zoning Bylaw for Applicability)

For projects subject to Environmental Design Review, (see section 11.06(b)), please submit a statement that completely describes your proposal, and addresses each of the following standards.

1. **Preservation of Landscape.** The landscape shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal, and any grade changes shall be in keeping with the general appearance of neighboring developed areas.
2. **Relation of Buildings to Environment.** Proposed development shall be related harmoniously to the terrain and to the use, scale, and architecture of existing buildings in the vicinity that have functional or visual relationship to the proposed buildings. The Arlington Redevelopment Board may require a modification in massing so as to reduce the effect of shadows on abutting property in an R0, R1 or R2 district or on public open space.
3. **Open Space.** All open space (landscaped and usable) shall be so designed as to add to the visual amenities of the vicinity by maximizing its visibility for persons passing the site or overlooking it from nearby properties. The location and configuration of usable open space shall be so designed as to encourage social interaction, maximize its utility, and facilitate maintenance.
4. **Circulation.** With respect to vehicular, pedestrian and bicycle circulation, including entrances, ramps, walkways, drives, and parking, special attention shall be given to location and number of access points to the public streets (especially in relation to existing traffic controls and mass transit facilities), width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, access to community facilities, and arrangement of vehicle parking and bicycle parking areas, including bicycle parking spaces required by Section 8.13 that are safe and convenient and, insofar as practicable, do not detract from the use and enjoyment of proposed buildings and structures and the neighboring properties.
5. **Surface Water Drainage.** Special attention shall be given to proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Available Best Management Practices for the site should be employed, and include site planning to minimize impervious surface and reduce clearing and re-grading. Best Management Practices may include erosion control and storm water treatment by means of swales, filters, plantings, roof gardens, native vegetation, and leaching catch basins. Storm water should be treated at least minimally on the development site; that which cannot be handled on site shall be removed from all roofs, canopies, paved and pooling areas and carried away in an underground drainage system. Surface water in all paved areas shall be collected at intervals so that it will not obstruct the flow of vehicular or pedestrian traffic, and will not create puddles in the paved areas.

In accordance with Section 10.11, b, the Board may require from any applicant, after consultation with the Director of Public Works, security satisfactory to the Board to insure the maintenance of all storm water facilities such as catch basins, leaching catch basins, detention basins, swales, etc. within the site. The Board may use funds provided by such security to conduct maintenance that the applicant fails to do. The Board may adjust in its sole discretion the amount and type of financial security such that it is satisfied that the amount is sufficient to provide for the future maintenance needs.

6. **Utility Service.** Electric, telephone, cable TV and other such lines and equipment shall be underground. The proposed method of sanitary sewage disposal and solid waste disposal from all buildings shall be indicated.
7. **Advertising Features.** The size, location, design, color, texture, lighting and materials of all permanent signs and outdoor advertising structures or features shall not detract from the use and enjoyment of proposed buildings and structures and the surrounding properties.

8. **Special Features.** Exposed storage areas, exposed machinery installations, service areas, truck loading areas, utility buildings and structures, and similar accessory areas and structures shall be subject to such setbacks, screen plantings or other screening methods as shall reasonably be required to prevent their being incongruous with the existing or contemplated environment and the surrounding properties.
9. **Safety.** With respect to personal safety, all open and enclosed spaces shall be designed to facilitate building evacuation and maximize accessibility by fire, police, and other emergency personnel and equipment. Insofar as practicable, all exterior spaces and interior public and semi-public spaces shall be so designed as to minimize the fear and probability of personal harm or injury by increasing the potential surveillance by neighboring residents and passersby of any accident or attempted criminal act.
10. **Heritage.** With respect to Arlington's heritage, removal or disruption of historic, traditional or significant uses, structures, or architectural elements shall be minimized insofar as practicable, whether these exist on the site or on adjacent properties.
11. **Microclimate.** With respect to the localized climatic characteristics of a given area, any development which proposes new structures, new hard-surface ground coverage, or the installation of machinery which emits heat, vapor, or fumes, shall endeavor to minimize, insofar as practicable, any adverse impact on light, air, and water resources, or on noise and temperature levels of the immediate environment.
12. **Sustainable Building and Site Design.** Projects are encouraged to incorporate best practices related to sustainable sites, water efficiency, energy and atmosphere, materials and resources, and indoor environmental quality. Applicants must submit a current Green Building Council Leadership in Energy and Environmental Design (LEED) checklist, appropriate to the type of development, annotated with narrative description that indicates how the LEED performance objectives will be incorporated into the project.
[LEED checklists can be found at <http://www.usgbc.org/DisplayPage.aspx?CMSPageID=220b>]

In addition, projects subject to Environmental Design Review must address and meet the following Special Permit Criteria:

1. The use requested is listed in the Table of Use Regulations as a special permit in the district for which application is made or is so designated elsewhere in this Bylaw.
2. The requested use is essential or desirable to the public convenience or welfare.
3. The requested use will not create undue traffic congestion, or unduly impair pedestrian safety.
4. The requested use will not overload any public water, drainage or sewer system or any other municipal system to such an extent that the requested use or any developed use in the immediate area or in any other area of the Town will be unduly subjected to hazards affecting health, safety or the general welfare.
5. Any special regulations for the use, set forth in Article 11, are fulfilled.
6. The requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health, morals, or welfare.
7. The requested use will not, by its addition to a neighborhood, cause an excess of that particular use that could be detrimental to the character of said neighborhood.

TOWN OF ARLINGTON

Dimensional and Parking Information
for Application to
The Arlington Redevelopment Board

Docket No. _____

Property Location _____

Zoning District _____

Owner: _____

Address: _____

Present Use/Occupancy: No. of Dwelling Units: _____

Uses and their gross square feet: _____

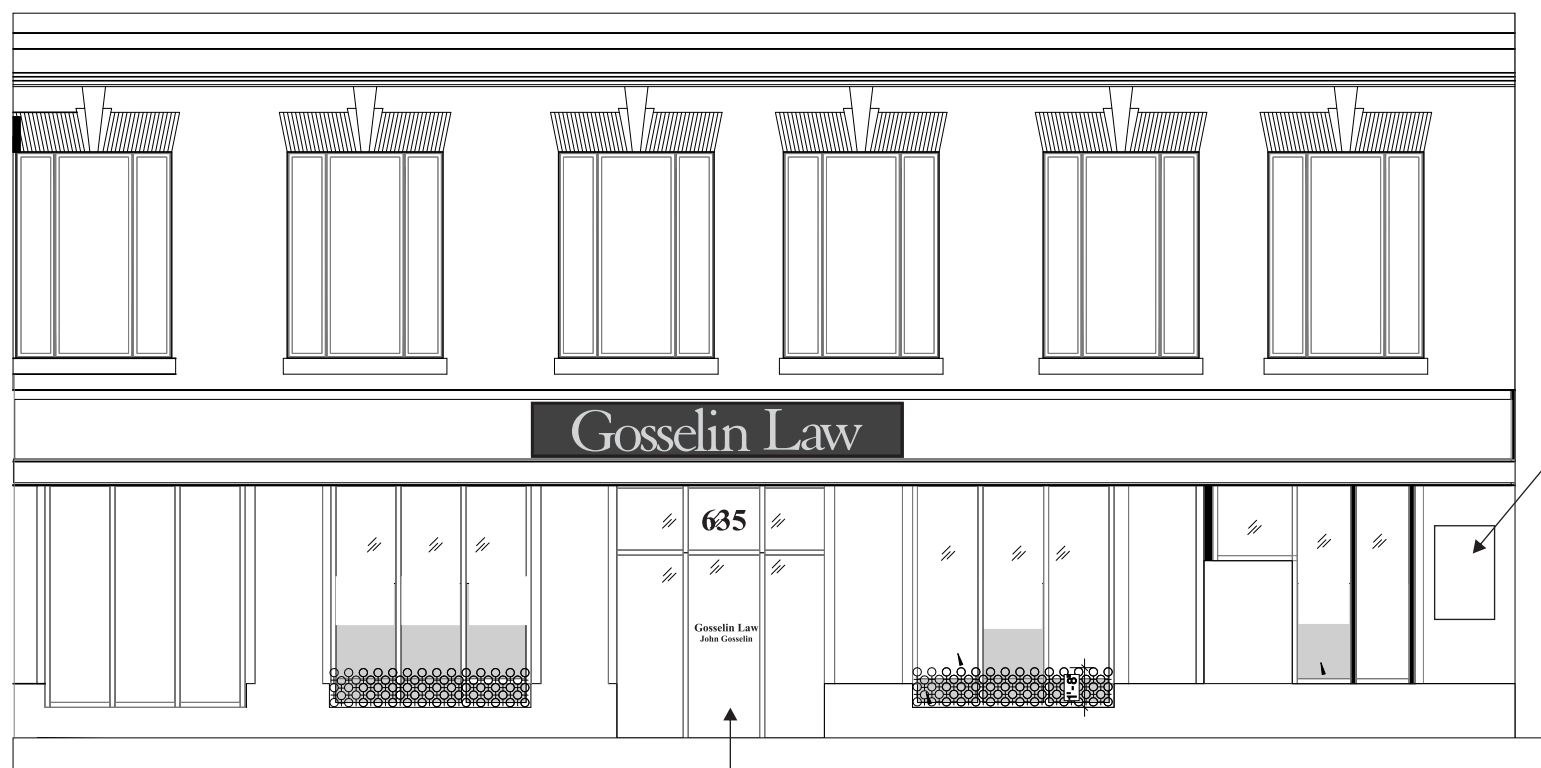
Proposed Use/Occupancy: No. of Dwelling Units: _____

Uses and their gross square feet: _____

		<u>Present Conditions</u>	<u>Proposed Conditions</u>	<u>Min. or Max. Required by Zoning for Proposed Use</u>
Lot Size				min.
Frontage				min.
Floor Area Ratio				max.
Lot Coverage (%) (where applicable)				max.
Lot Area per Dwelling Unit (square feet)				min.
Front Yard Depth (Ft.)				min.
Side Yard Width (Ft.)	right side			min.
	left side			min.
Rear Yard Depth (Ft.)				min.
Height				min.
Stories				stories
Feet				feet
Open Space (% of G.F.A.)				min.
Landscaped (s.f.)				(s.f.)
Usable (s.f.)				(s.f.)
Parking Spaces (No.)				min.
Parking Area Setbacks (Ft.) (where applicable)				min.
Loading Spaces (No.)				min.
Type of Construction				
Distance to Nearest Building				min.



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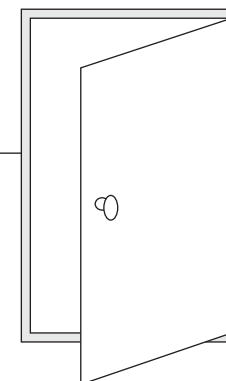
SCALE 1/8" = 1'-0"

BLACK WINDOW
LETTERING



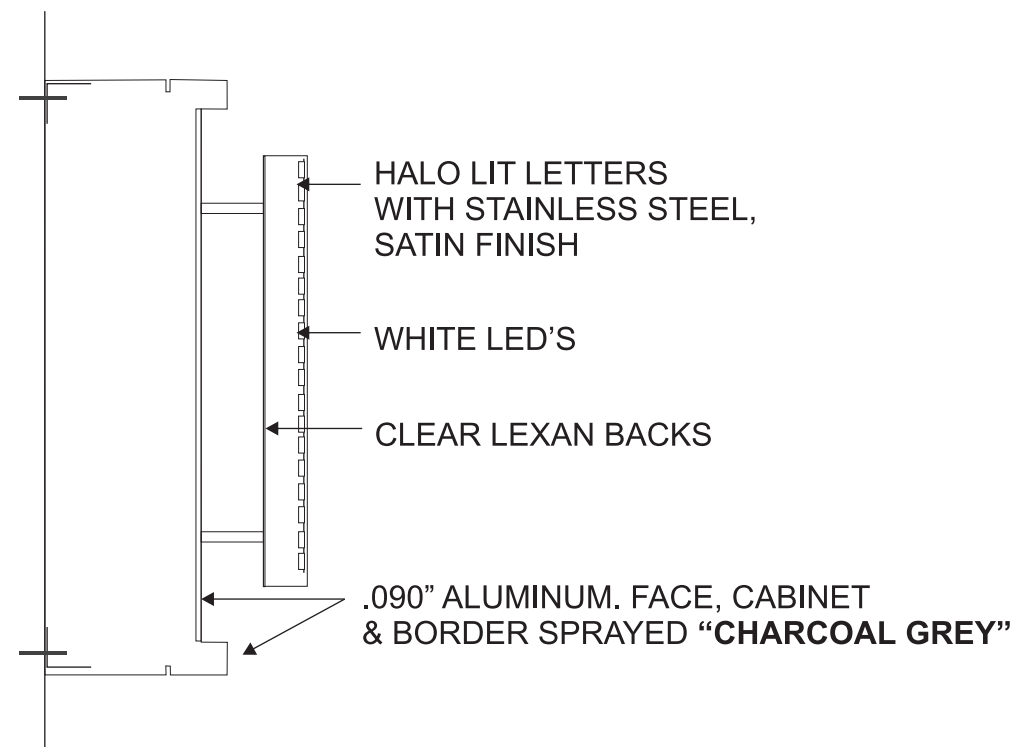
SINGLE FACE SIGN CABINET WITH HALO LIT LETTERS

- .090 CABINET SPRAYED "CHARCOAL". ENTIRE CABINET & BORDER
- LETTERS ARE HALO LIT W/ SATIN FINISH, STAINLESS STEEL




BULLETIN BOARD

- ALUMINUM FRAME W/ GLASS
- DOOR (HINGED)
- SIZE T.B.D.



SIDE VIEW - NOT TO SCALE

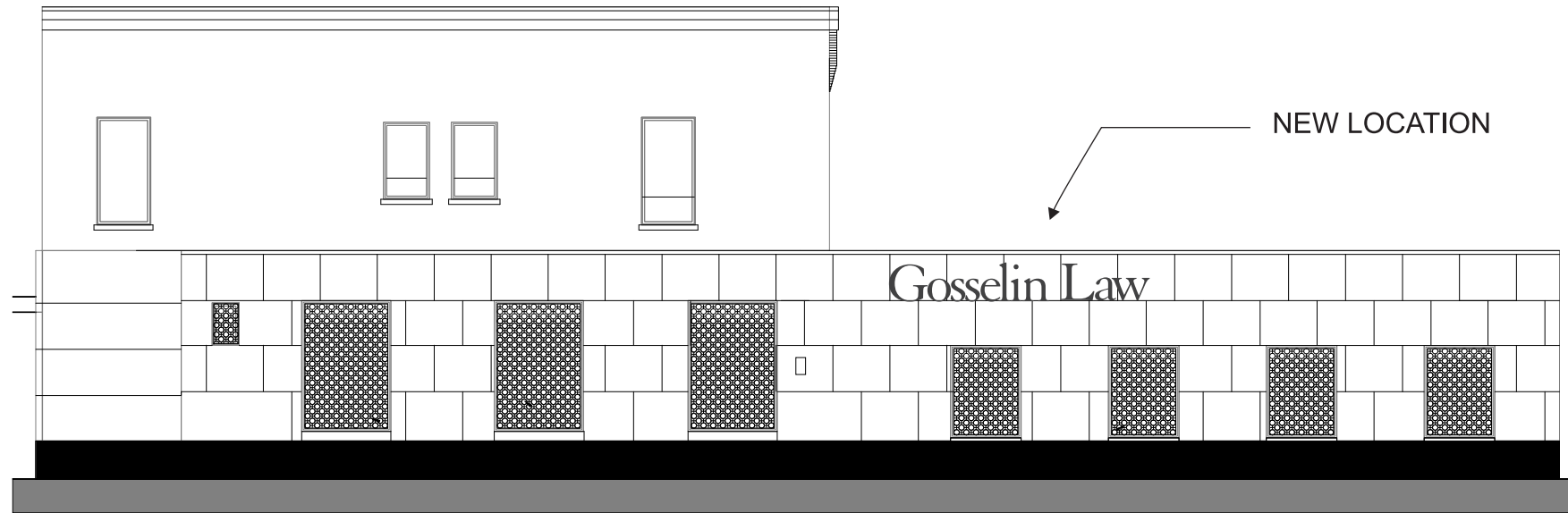
<div> 893 MAIN STREET, WAKEFIELD, MA 01880 (781) 245-4800</div>				Project: Gosselin Law		Location:		Job Description:		Revised	
Salesman: Rich		Designer: Ronald		635 Mass Ave., Arlington, MA							
Scale: 3/8"=1'-0"				Date: 10/13/17		Sketch #: 57693		Illuminated wall sign w/ halo lit letters			
								File Name: Gosselin Law Arlington.cdr			
Customer Approval:											
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22" 12'-2" 1"

Gosselin Law

22" TALL LETTERS ACRYLIC LETTERS

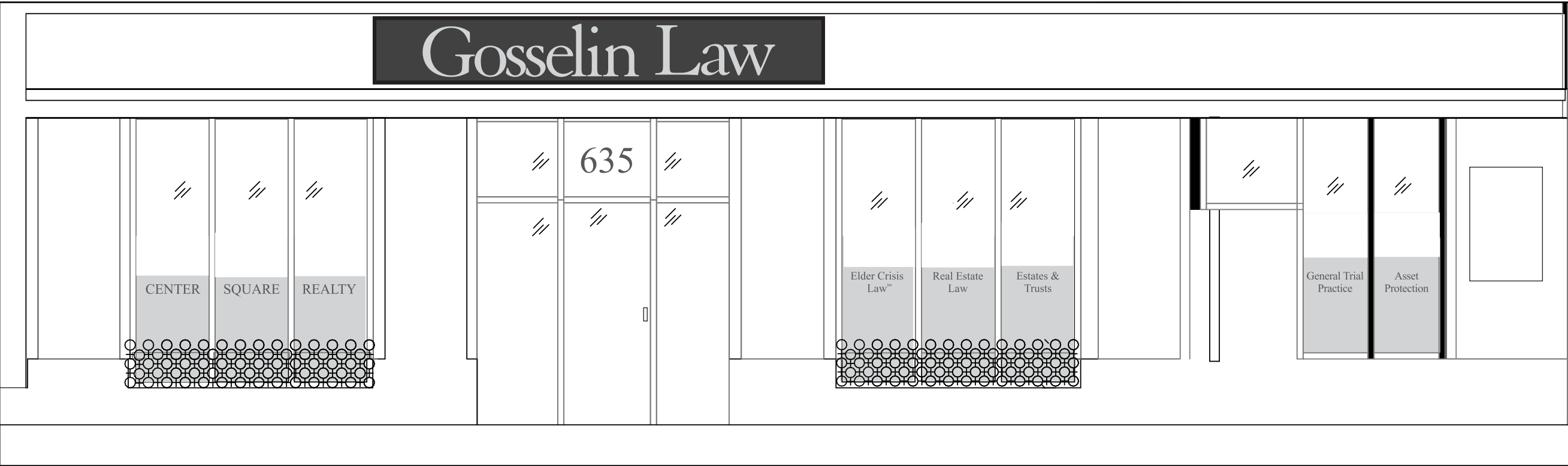
- INDIVIDUAL LETTERS, 1 THICK ACRYLIC
- SPRAY FINISH CHARCOAL GREY - SATIN



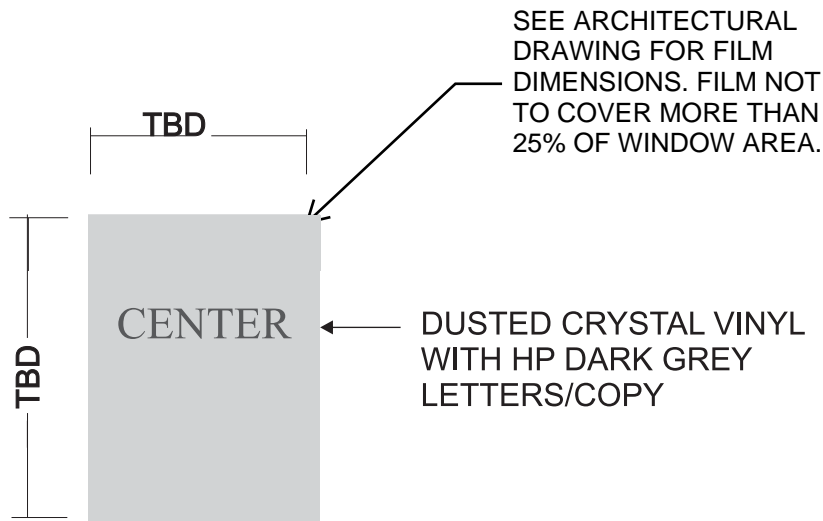
SCALE 1/8" = 1'-0" (SIDE ELEVATION, ARLINGTON, MA)

<div><div><div>B</div></div><div>BATTEN BROS. Sign Advertising</div></div>				893 MAIN STREET, WAKEFIELD, MA 01880 (781) 245-4800					
Project: Gosselin Law		Salesman: Rich		Designer: Ronald		Location:		Job Description:	
Scale: 1/2"=1'-0"		Date: 10/13/17		Sketch #: 57693		File Name: Gosselin Law Arlington.cdr		Non illuminated letters	

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SCALE 1/4"=1'-0"

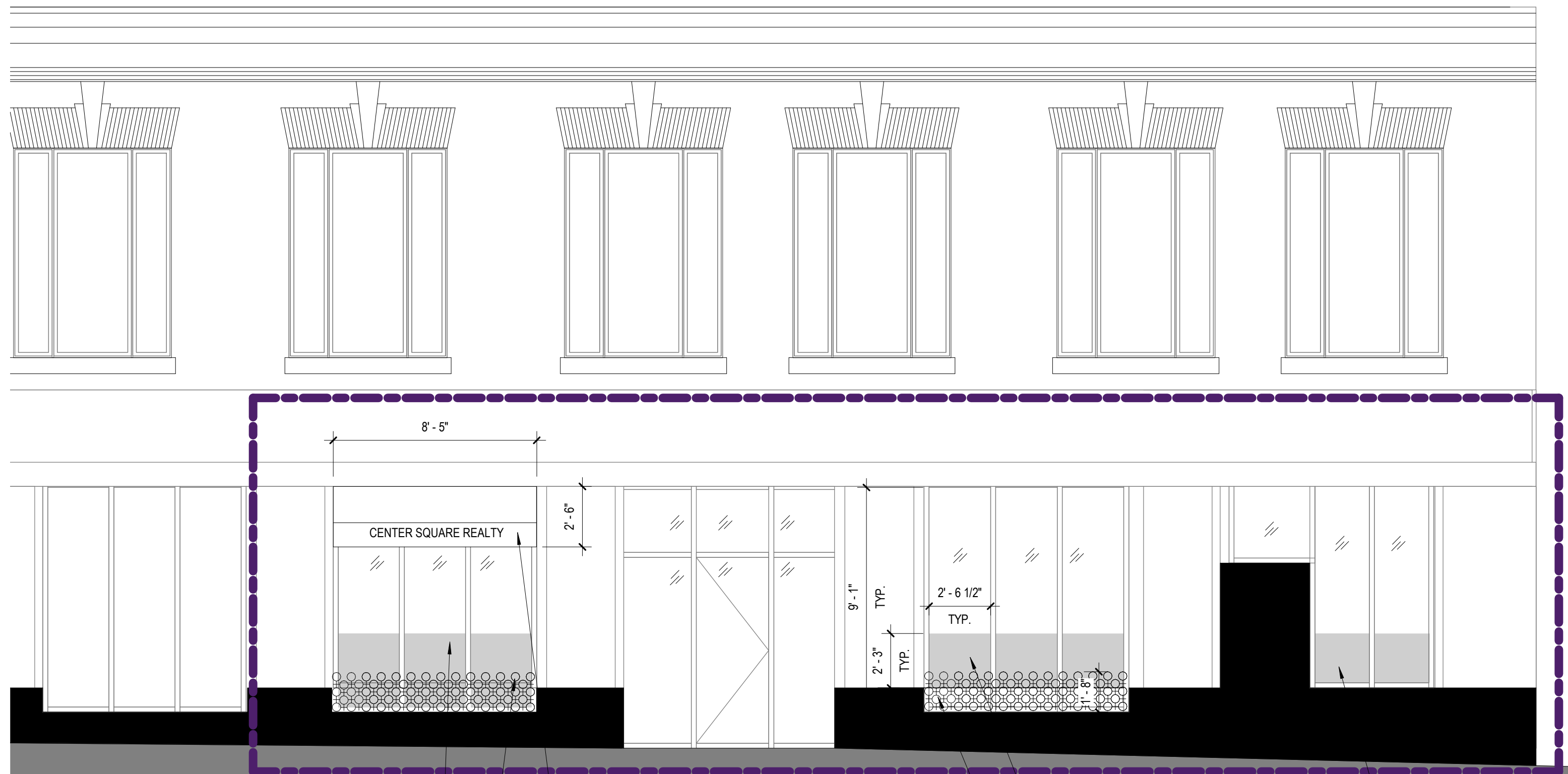


- DUSTED CRYSTAL VINYL
- 2ND SURFACE DUSTED CRYSTAL WINDOW VINYL
- 1ST SURFACE HP DARK GREY VINYL



- ENTRY DOOR VINYL
- HP DARK GREY VINYL APPLIED 2ND SURFACE TO INTERIOR OF GLASS

<div><div>BATTEN BROS. Sign Advertising</div><div>893 MAIN STREET, WAKEFIELD, MA 01880 (781) 245-4800</div></div>				Project: Gosselin Law		Location: 635 Mass Ave., Arlington, MA	Job Description: Illuminated wall sign w/ halo lit letters	Revised
Salesman: Rich		Designer: Ronald						
Scale: AS NOTED								
Date: 10/13/17		Sketch #: 57693		File Name: Gosselin Law Arlington.cdr				
Note: This is an original copyright drawing created by and owned by Batten Bros., Inc. It is submitted for your personal use in connection with a project being planned for you by Batten Bros., Inc. It is not to be shown to anyone outside your organization, nor is it to be used, reproduced, copied, or exhibited in any fashion.								
Customer Approval:								



NEW "FROSTED" GLAZING FILM FOR PRIVACY, TYP. 3M DUSTED CRYSTAL, OR EQUAL, APPLIED TO INTERIOR FACE OF WINDOW. REFER TO SIGNAGE DRAWINGS FOR MORE DETAIL.

NEW AWNING TO MATCH EXISTING "COLDWELL BANKER" AWNING.
TEXT TO READ "CENTER SQUARE REALTY"

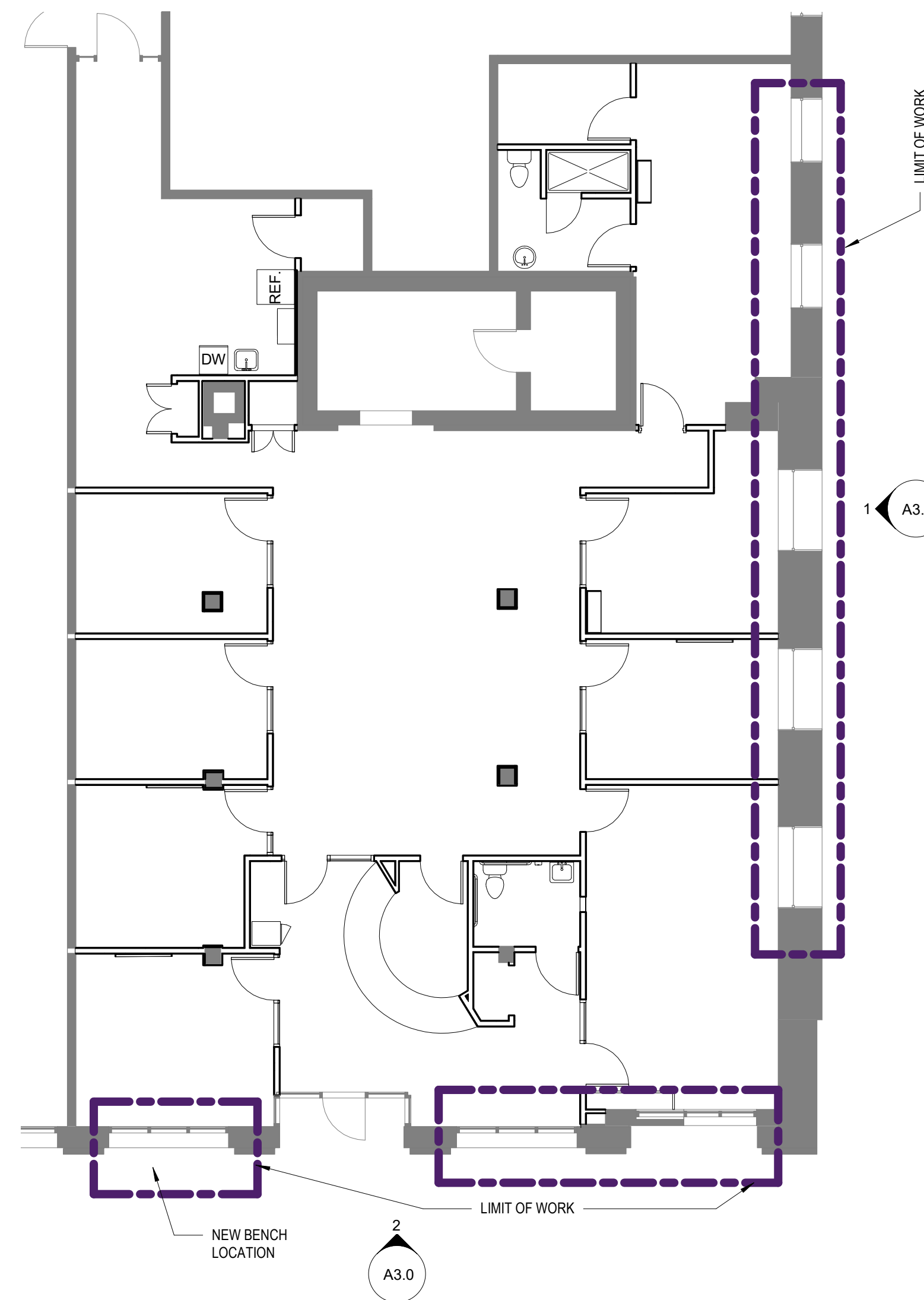
NOTE: REFER TO SIGNAGE DRAWINGS FOR SIGNAGE DETAIL

NEW TROSTED GLAZING FILM FOR PRIVACY, TYP. 3MM
DUSTED CRYSTAL, OR EQUAL, APPLIED TO INTERIOR
FACE OF WINDOW. REFER TO SIGNAGE DRAWINGS FOR
MORE DETAIL. TYP. COVERAGE <25% WINDOW AREA

— NEW CUSTOM DECORATIVE METAL GRILLEWORK AT
WINDOW RECESS TO MATCH EXISTING GRILLEWORK ON
MYSTIC ELEVATION (GALVANIZED STEEL, RAW FINISH).

NEW "FROSTED" GLAZING FILM FOR
PRIVACY, TYP. 3M DUSTED CRYSTAL
OR EQUAL, APPLIED TO INTERIOR
FACE OF WINDOW

2 FRONT ELEVATION (MASS AVE)
1/4" = 1'-0"



MASSACHUSETTS AVE.

3 01 FIRST FLOOR PLAN
1/8" = 1'-0"



PROPOSED SCOPE DESCRIPTION:

1. EXTERIOR BUILDING SIGNAGE: NEW SIGNAGE ALONG MASSACHUSETTS AVENUE AND MYSTIC STREET IDENTIFYING "GOSSELIN LAW"- REFER TO SIGNAGE DRAWINGS FOR MORE DETAIL

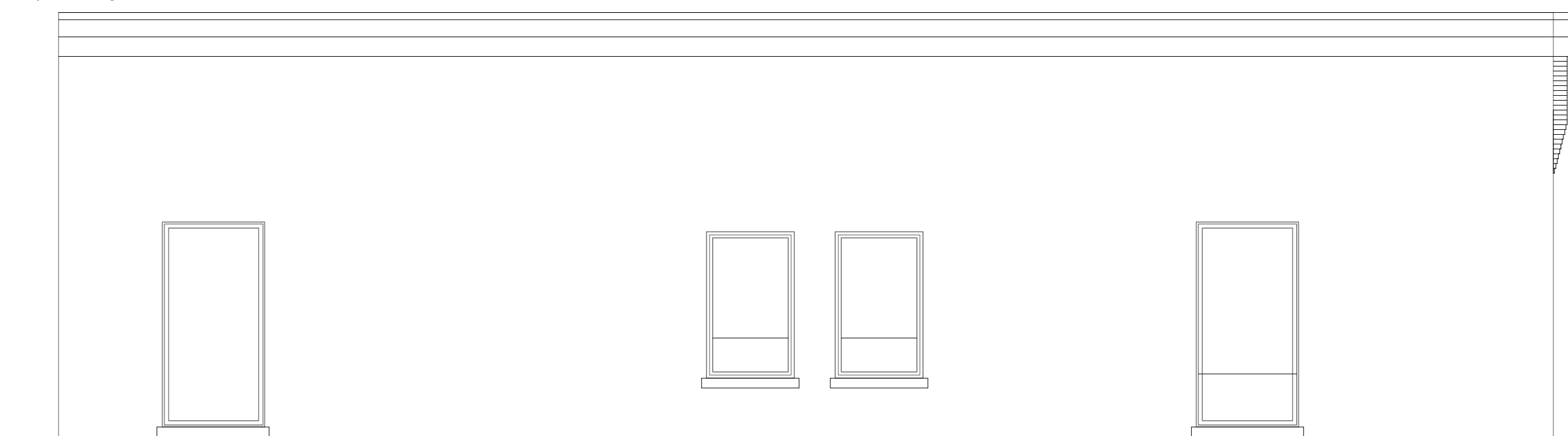
2. EXTERIOR WINDOW FILM: PROVIDE WINDOW FILM ON MASSACHUSETTS AVENUE-FACING WINDOWS TO HELP MITIGATE THE SOLAR EXPOSURE/ HEAT GAIN INSIDE THE ROOMS FACING THE STREET, AND TO PROVIDE VISUAL PRIVACY FOR THESE ROOMS, WHERE SENSITIVE INFORMATION MAY BE SHARED. REFER TO SIGNAGE DRAWINGS FOR MORE DETAIL.

3. NEW DECORATIVE IRON WORK AT THE INSET WINDOWS ON MASSACHUSETTS AVENUE TO REPLICATE THE EXISTING IRON WORK ON MYSTIC STREET.

4. NEW AWNING OVER ONE WINDOW FACING MASSACHUSETTS AVE: PROPOSING A SIMILAR AWNING TO THE ADJACENT "COLDWELL BANKER" AWNING ON THIS ELEVATION TO AID WITH SOLAR SHADING FOR THE FRONT ROOM.

5. NEW BENCH BENEATH THE CANOPY: PROVIDE INDIVIDUALS WAITING FOR THE BUS A SHELTERED PLACE TO SIT WHILE WAITING FOR THE BUS. BENCH WOULD BE SIMILAR TO THOSE SITUATED IN THE SMALL PARK ADJACENT TO THE BUILDING ON MYSTIC ST.

6. NEW WINDOWS TO REPLACE THE GLASS BLOCK ON MYSTIC ST: NEW WINDOWS WOULD REPLACE THE GLASS BLOCK WITH NEW SIMPLE "PICTURE" WINDOWS TO PROVIDE VIEWS AND NATURAL LIGHT INTO THE OFFICES ON MYSTIC ST. THE EXISTING DECORATIVE IRON WORK WOULD BE RETAINED IN FRONT OF THESE WINDOWS.

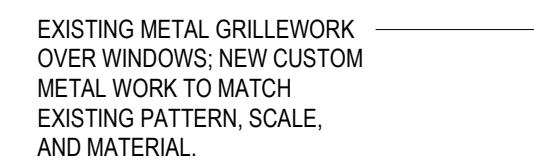


NOTE: REFER TO SIGNAGE DRAWINGS FOR SIGNAGE DETAIL

— REPLACE EXISTING GLASS BLOCK WINDOWS WITH NEW ALUMINUM STOREFRONT WINDOWS; KAWNEER 451T OR EQUAL FIXED INSULATED PANE. RETAIN EXISTING METAL GRILLEWORK OVER WINDOWS, TYP. (CLEAN METAL BEFORE REINSERTING IN WINDOW OPENING.)



PHOTO OF EXISTING MYSTIC ST. ELEVATION



**PHOTO OF EXISTING
DECORATIVE METALWORK**

① SIDE ELEVATION (MYSTIC ST.)
1/4" = 1'-0"

Miika Ebbrell Design
Boxford, MA 01921
617.959.4322
miika.ebbrell@outlook.com
www.miikaebbrelldesign.com

CONSTRUCTION DRAWINGS

[illegible]

Gosselin & Kyriakidis
PC Office Fit-Out

635 Massachusetts Avenue
Arlington, MA 02476

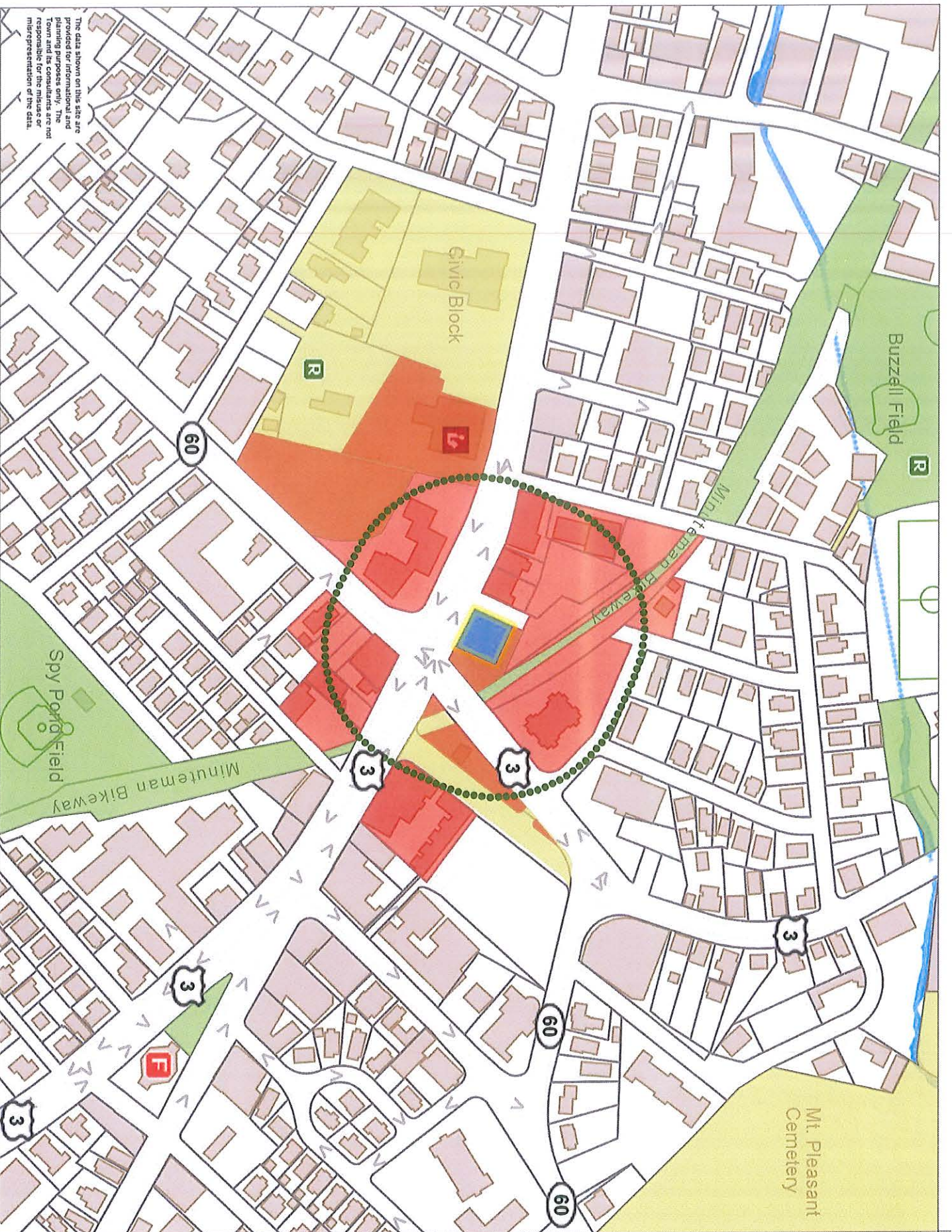
EXTERIOR ELEVATIONS

Project number	2170
Date	Oct. 30, 201
Scale	As indicate

A3.0



- Placed by category
- Police Station
 - Fire Station
 - School
 - Public Library
 - Public Works
 - Tree - Inventory (public)
 - Pavement Map - Misc (Traffic Island)
 - Recreation - Facilities
 - Recreation - Fields Courts Lin
 - Recreation - Fields Courts Pol
 - Open Space - Conservation Ri
 - Open Space - Minuteman Blik
 - Open Space - Labels
 - Open Space
 - Open Space - Town, State, or Private
 - Other Town Owned
 - Parcels
 - Buildings
 - MA Highway
 - Interstate
 - US Highway
 - Numbered Routes
 - Town Boundary
 - Abutting Towns
 - Roads - OneWay (for Base M)
 - Roads - For Small Scale (for 1
 - Major Road
 - Local Road
 - Roads - For Large Scale (for
 - Cemetery - Roads
 - Road
 - Road2
 - Roads
 - Road4
 - Water Line
 - Water Body



The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of the data.

0 400 800 ft

Printed on 11/22/2017 at 09:01 AM



ARLINGTON

Abutters List

11/22/2017

9:22:05AM

Filter Used: DataProperty.UserAccount = '290144' OR DataProperty.UserAccount = '290153' OR DataProperty.UserAccount = '290162' OR DataProperty.UserAccount = '31860' OR DataProperty.UserAccount = '34885' ..

I hereby certify that this list is prepared in accordance with Chapter 40A, Sec. 11 of M.G.L.

Kevin L. Feeley
Robert E. Llewellyn
Robert E. Llewellyn

ARLINGTON

Abutters List

ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
011.0-0001-0001.0	680 MASS AVE	TOWN OF ARLINGTON LIBRARY	ROBBINS MEMORIAL LIBRARY	730 MASS AVE	ARLINGTON	MA	02476
011.0-0001-0002.0	630 MASS AVE	FIRST CONGREGATIONAL PARISH		630 MASS AVE	ARLINGTON	MA	02476
011.0-0001-0003.0	0 LOT PLEASANT ST	TOWN OF ARLINGTON CEMETER		730 MASS AVE	ARLINGTON	MA	02476
011.0-0002-0001.A	616-626 MASS AVE	CAMBRIDGE SAVINGS BANK	ATT: KAREN GIESTA	1374 MASS AVENUE	CAMBRIDGE	MA	02138
011.0-0002-0003.0	0 LOT MASS AVE	CAMBRIDGE SAVINGS BANK	ATT: KAREN GIESTA	1374 MASS AVENUE	CAMBRIDGE	MA	02138
011.0-0002-0004.0	602 MASS AVE	CAMBRIDGE SAVINGS BANK	ATT: KAREN GIESTA	1374 MASS AVENUE	CAMBRIDGE	MA	02138
011.0-0002-0005.0	600 MASS AVE	ARLINGTON POST #1775	V F W OF U S	600 MASS AVE	ARLINGTON	MA	02476
011.0-0002-0006.A	590 MASS AVE	JOHNS SON LLC		31 WATERSIDE DR UNIT 201	VENICE	FL	34285
011.0-0002-0013.0	0 LOT PLEASANT ST	CAMBRIDGE SAVINGS BANK	ATT: KAREN GIESTA	1374 MASS AVENUE	CAMBRIDGE	MA	02138
011.0-0002-0014.0	0 LOT PLEASANT ST	CAMBRIDGE SAVINGS BANK	ATT: KAREN GIESTA	1374 MASS AVENUE	CAMBRIDGE	MA	02138
011.A-0002-0001.0	22 PLEASANT ST 1	DAVIS MICHAEL J JR &	BOOTH LESLIE ANN	22 PLEASANT STREET UNIT	ARLINGTON	MA	02476
011.A-0002-0002.0	2 SWAN ST 2	ARELLANO JERONIMO & ANUSHK		2 SWAN ST UNIT 2	ARLINGTON	MA	02476
011.A-0002-0003.0	4 SWAN ST 3	LOGOZZO DAVID J & JANE A		4 SWAN ST UNIT 3	ARLINGTON	MA	02476
045.0-0004-0007.A	473-503 MASS AVE	AKBARIAN MOHAMMED MD	ARLINGTON FINANCE TRUS	P.O. BOX 724	WINCHESTER	MA	01890
050.0-0002-0006.0	6 RUSSELL TERR	MEGUERDITCHIAN DIKRAN		635 MASS AVE UNIT 10	ARLINGTON	MA	02476
050.0-0007-0001.0	0 LOT MASS AVE	TOWN OF ARLINGTON SELECTME		730 MASS AVE	ARLINGTON	MA	02476
050.0-0007-0003.0	633-641 MASS AVE	MEGUERDITCHIAN RICHARD		635 MASS AVE #10	ARLINGTON	MA	02474
050.0-0007-0004.A	0 LOT MASS AVE	TOWN OF ARLINGTON SELECTME		730 MASS AVE	ARLINGTON	MA	02476
050.0-0007-0006.0	0 LOT MASS AVE	BANK OF AMERICA	CORPORATE REAL ESTATE	NC1-001-03-81	CHARLOTTE	NC	28255
050.0-0007-0007.0	645-651 MASS AVE	KEY WEST REALTY LLC		63 TRAPELO RD	BELMONT	MA	02478
050.0-0007-0008.0	655 MASS AVE	BANK OF AMERICA	CORPORATE REAL ESTATE	NC1-001-03-81	CHARLOTTE	NC	28255
050.0-0007-0009.0	659-671 MASS AVE	BLUMSACK CHARLES E/ETAL	CANZANO RICHARD M TRUS	36 COMMERCE WAY	WOBBURN	MA	01801
050.0-0007-0010.0	5 WATER ST	LACOURT ENTERPRISES LLC		30 COLLEGE AVE	SOMERVILLE	MA	02144
050.0-0007-0013.B	0 LOT RAILROAD AVE	TOWN OF ARLINGTON PARK LOT		730 MASS AVE	ARLINGTON	MA	02476
050.0-0007-0014.0	0 LOT MYSTIC ST	MEGUERDITCHIAN RICHARD		635 MASS AVE UNIT 10	ARLINGTON	MA	02476
050.0-0008-0001.A	4 WINSLOW ST	ARLINGTON HOUSING AUTHORIT	WINSLOW TOWERS	4 WINSLOW ST	ARLINGTON	MA	02474
050.0-0008-0001.B	611 MASS AVE	ARLINGTON REDEVELOP/BOARD		730 MASS AVE	ARLINGTON	MA	02476
050.0-0008-0002.0	0 LOT MYSTIC ST	TOWN OF ARLINGTON		730 MASS AVE	ARLINGTON	MA	02476

End of Report



Town of Arlington, Massachusetts
Department of Planning & Community Development
730 Massachusetts Avenue, Arlington, Massachusetts 02476

Public Hearing Memorandum

The purpose of this memorandum is to provide the Arlington Redevelopment Board and public with technical information and a planning analysis to assist with the regulatory decision-making process.

To: Arlington Redevelopment Board

From: Jennifer Raitt, Secretary Ex Officio

Subject: Environmental Design Review, 635 Massachusetts Ave, Arlington, MA
Docket #3551

Date: December 12, 2017

I. Docket Summary

This is an application by Gosselin & Kyriakidis PC Law Office to replace a sign on the Massachusetts Avenue façade, add signage to the Mystic Street facade, add film to windows, replace an awning, replace windows, and add a bulletin board at 635 Massachusetts Avenue. The project needs a Special Permit to allow Signs (Section 7) in the B-5 zone and under 11.06 Environmental Design Review (EDR) because of its location on Massachusetts Avenue.

Materials submitted for consideration of this application:
Application for EDR Special Permit and Section 8 Narrative with Elevations and Signage details dated November 21, 2017.

II. Application of Special Permit Criteria (Arlington Zoning Bylaw, Section 10.11)

1. Section 10.11a-1

The uses requested are listed in the Table of Use Regulations as a Special Permit in the district for which application is made or is so designated elsewhere in this Bylaw.

The commercial use is allowed in the B-5 zone. The Board can find that this condition is met.

2. Section 10.11a-2

The requested use is essential or desirable to the public convenience or welfare.

The Board can find that this condition is met.

3. Section 10.11a-3

The requested use will not create undue traffic congestion, or unduly impair pedestrian safety.

The Board can find that this condition is met.

4. Section 10.11a-4

The requested use will not overload any public water, drainage or sewer system or any other municipal system to such an extent that the requested use or any developed use in the immediate area or in any other area of the Town will be unduly subjected to hazards affecting health, safety, or the general welfare.

The Board can find that this condition is met.

5. Section 10.11a-5

Any special regulations for the use, set forth in Article 11.

All such regulations are fulfilled.

6. Section 10.11a-6

The requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health, morals, or welfare.

The Board can find that this condition is met.

7. Section 10.11a-7

The requested use will not, by its addition to a neighborhood, cause an excess of that particular use that could be detrimental to the character of said neighborhood.

The Board can find that this condition is met.

III. Application of Environmental Design Review Standards (Arlington Zoning Bylaw, Section 11.06)

1. EDR-1 Preservation of Landscape

The landscape shall be preserved in its natural state insofar as practicable, by minimizing tree and soil removal and any grade changes shall be in keeping with the general appearance of neighboring developed areas.

The Board can find that this condition is met.

2. EDR-2 Relation of the Building to the Environment

Proposed development shall be related harmoniously to the terrain and to the use, scale and architecture of the existing buildings in the vicinity that have functional or visible relationship to the proposed buildings. The Arlington Redevelopment Board may require a modification in massing so as to reduce the effect of shadows on the abutting property in an R-1 or R-2 district or on public open space.

The Board can find that this condition is met.

3. EDR-3 Open Space

All open space (landscaped and usable) shall be so designed as to add to the visual amenities of the vicinity by maximizing its visibility for persons passing by the site or overlooking it from nearby properties. The location and configuration of usable open space shall be so designed as to encourage social interaction, maximize its utility and facilitate maintenance.

The Board can find that this condition is met.

4. EDR-4 Circulation

With respect to vehicular and pedestrian and bicycle circulation, including entrances, ramps, walkways, drives, and parking, special attention shall be given to location and number of access points to the public streets (especially in relation to existing traffic controls and mass transit facilities), width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, access to community facilities, and arrangement of vehicle parking and bicycle parking areas, including bicycle parking spaces required by Section 8.13 that are safe and convenient and, insofar as practicable, do not detract from the use and enjoyment of proposed buildings and structures and the neighboring properties.

The Board can find that this condition is met.

5. EDR-5 Surface Water Drainage

Special attention shall be given to proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Available Best Management Practices for the site should be

employed, and include site planning to minimize impervious surface and reduce clearing and re-grading. Best Management Practices may include erosion control and stormwater treatment by means of swales, filters, plantings, roof gardens, native vegetation, and leaching catchbasins. Stormwater should be treated at least minimally on the development site; that which cannot be handled on site shall be removed from all roofs, canopies, paved and pooling areas and carried away in an underground drainage system. Surface water in all paved areas shall be collected in intervals so that it will not obstruct the flow of vehicular or pedestrian traffic and will not create puddles in the paved areas.

In accordance with Section 10.11,b, the Board may require from any applicant, after consultation with the Director of Public Works, security satisfactory to the Board to insure the maintenance of all stormwater facilities such as catch basins, leaching catch basins, detention basins, swales, etc. within the site. The Board may use funds provided by such security to conduct maintenance that the applicant fails to do.

The Board may adjust in its sole discretion the amount and type of financial security such that it is satisfied that the amount is sufficient to provide for any future maintenance needs.

The Board can find that this condition is met.

6. EDR-6 Utilities Service

Electric, telephone, cable, TV, and other such lines of equipment shall be underground. The proposed method of sanitary sewage disposal and solid waste disposal from all buildings shall be indicated.

The Board can find that this condition is met.

7. EDR-7 Advertising Features

The size, location, design, color, texture, lighting and materials of all permanent signs and outdoor advertising structures or features shall not detract from the use and enjoyment of proposed buildings and structures and the surrounding properties.

The previously permitted sign (for Citizens Bank) at this location was 22" tall by 77" wide (12 sf). The proposed sign on the Massachusetts Avenue façade is 28" tall by 15' wide (35 sf). The previously permitted sign was internally lit. The proposed sign would feature halo-lit letters fabricated in stainless steel.

The application also includes a proposal to install exterior window film on the Massachusetts Avenue façade. The film would mitigate the solar exposure and heat gain inside the rooms facing the street and provide more private meeting spaces. The proposed film would measure 2'-3" tall by 2'-6.5" wide (5.72 sf), which comprises just

under 25% of the window area, the maximum percentage allowed in the zoning bylaw.

The proposed awning is said to “match” the existing awning, but no dimensions are included to support that assertion. The wording would change from “Coldwell Banker” to “Gosselin Law,” but details such as color and material are missing from the proposal.

The proposal includes the addition of a bulletin board with an aluminum frame and a hinged glass door measuring 3’ tall and 2’ wide (6 sf).

There is currently no signage in place on the Mystic Street façade of the building. On the Mystic Street façade, the proposal includes new signage facing measuring 22” tall and 12’-2” wide (22.31 sf) with no proposed lighting to accompany it. Existing glass block windows on Mystic Street façade would be replaced with new aluminum storefront windows; however, the metal grillwork over windows would be retained.

Businesses in a B5 zone are allowed one permanent wall sign for each street or parking lot frontage of each establishment. The maximum allowable size of a wall sign is 4’ in height. Any one business or industrial establishment may not have more than two permanent signs, including freestanding signs but excluding window signs, directional signs, directories, marquees, and awnings. Signs fabricated with letters, numbers, designs, or images consisting of a visible light source emitted from the face of the sign, including, but not limited to, incandescent and fluorescent bulbs, LED price signs, LED and digital displays, and neon tubes, are prohibited.

While the scale is larger than what was previously permitted at this site, the scale of the proposed wall signage, window decals, and window film on the Mass Ave. façade are appropriate for this building. However, the halo-lit letters and bulletin board sign do not conform to zoning for this district. Additionally, signs should not be internally lit.

The signage proposed on the Mystic Street façade is inappropriate for this historic structure and important location. The proposed sign will detract from the enjoyment of this building and the surrounding properties by being out of character with the building and neighborhood, and distracting to pedestrians and drivers. Signage should be in keeping with the historic character of the building. Signs should be within the sign band. The replacement of windows on the Mystic Street façade is acceptable as long as the existing metal grillwork is maintained.

In summary, staff recommends the following amendments for staff approval:

- Replace halo-lit letters with gooseneck lighting;
- Remove installation of bulletin board from proposal;
- Remove installation of Mystic Street signage from proposal
- Provide details on measurements, materials, and colors of awnings.

8. EDR-8 Special Features

Exposed storage areas, exposed machinery installations, service areas, truck loading areas, utility buildings and structures, and similar accessory areas and structures shall be subject to such setbacks, screen plantings or other screening methods as shall reasonably be required to prevent their being incongruous with the existing or contemplated environment and the surrounding properties.

The Board can find that this condition is met.

9. EDR-9 Safety

With respect to personal safety, all open and enclosed spaces shall be designed to facilitate building evacuation and maximize accessibility by fire, police and other emergency personnel and equipment. Insofar as practicable, all exterior spaces and interior public and semi-public spaces shall be so designed to minimize the fear and probability of personal harm or injury by increasing the potential surveillance by neighboring residents and passersby of any accident or attempted criminal act.

The Board can find that this condition is met.

10. EDR-10 Heritage

With respect to Arlington's heritage, removal or disruption of historic, traditional, or significant uses, structures or architectural elements shall be minimized insofar as practical whether these exist on the site or on adjacent properties.

The location of the new business and its proposed signage is significant. The property is part of the Arlington Center National Register Historic District, and any proposal approved by this board would need further approval from the Arlington Historical Commission.

11. EDR-11 Microclimate

With respect to the localized climatic characteristics of a given area, any development which proposes new structures, new hard surface, ground coverage or the installation of machinery which emits heat, vapor or fumes shall endeavor to minimize insofar as practicable, any adverse impacts on light, air and water resources or on noise and temperature levels of the immediate environment.

The Board can find that this condition is met.

12. EDR-12 Sustainable Building and Site Design

Projects are encouraged to incorporate best practices related to sustainable sites, water efficiency, energy and atmosphere, materials and resources, and indoor environmental quality. Applicants must submit a current Green Building Council Leadership in Energy and Environmental Design (LEED) checklist, appropriate to

the type of development, annotated with narrative description that indicates how the LEED performance objectives will be incorporated into the project.

The Board can find that this condition is met.

IV. Conditions

A. General

1. The final specifications for signs and exterior lighting shall be subject to the approval of the Department of Planning and Community Development for staff approval. The following shall be addressed: replacement of halo-lit letters with gooseneck lighting; removal of bulletin board; removal of Mystic Street signage; and details on measurements, materials, and colors of awnings. Any substantial or material deviation during construction from the approved plans and specifications is subject to the written approval of the Arlington Redevelopment Board.
2. The Board maintains continuing jurisdiction over this permit and may, after a duly advertised public hearing, attach other conditions or modify these conditions as it deems appropriate in order to protect the public interest and welfare.
3. Snow removal from all parts of the site, as well as from any abutting public sidewalks, shall be the responsibility of the owner or occupant and shall be accomplished in accordance with Town Bylaws.
4. Trash shall be picked up only on Monday through Friday between the hours of 7:00 am and 6:00 pm. All exterior trash and storage areas on the property, if any, shall be properly screened and maintained in accordance with Article 30 of Town Bylaws.

B. Special

1. Applicant shall be required to file an application with the Arlington Historical Commission for their review and approval.
2. Upon installation of landscaping materials and other site improvements, the Applicant shall remain responsible for such materials and improvement and shall replace and repair as necessary to remain in compliance with the approved site plan.
3. Upon the issuance of the building permit the Applicant shall file with the Building Inspector and the Arlington Police Department the names and telephone numbers of contact personnel who may be reached 24 hours each day during the construction period.



Town of Arlington, Massachusetts

Public Hearing EDR Special Permit for Docket #3552 to allow Joseph March and David Spinney, for Food For Thought, LLC, to construct new and replace existing signage at 478 Massachusetts Avenue under Article 7 Signs.

Summary:

8:00-8:30p.m.

- *Applicant will be provided 10 minutes for an introductory presentation.*
- *DPCD staff will be provided 5 minutes for an overview of their feedback and comments as provided in the Public Hearing Memorandum.*
- *Members of the public will be provided time to comment.*
- *Board member will ask additional questions and vote.*

ATTACHMENTS:

Type	File Name	Description
▢ Reference Material	Application_478_Massachusetts_Ave.pdf	Application-478 Massachusetts Avenue
▢ Reference Material	Proposal-1_478_Massachusetts_Ave.pdf	Proposal 1-478 Massachusetts Avenue
▢ Reference Material	Legal_Notice_478_Massachusetts_Ave.pdf	Legal Notice-478 Massachusetts Ave.
▢ Reference Material	Abutter_Notification-478_Massachusetts_Ave.pdf	Abutter Notification-478 Massachusetts Ave.
▢ Reference Material	EDR_Public_Hearing_Memo_478_Mass_Ave_-_Final_12.12.17.pdf	EDR Memo



TOWN OF ARLINGTON
REDEVELOPMENT BOARD

Application for Special Permit In Accordance with Environmental Design
Review Procedures (Section 11.06 of the Zoning Bylaw)

Docket No. 3552

1. Property Address 478 Mass. Ave.
Name of Record Owner(s) Food For Thought Phone 904 303 5811
Address of Owner 89 Eastern Ave Woburn MA 01801
Street City, State, Zip
Joseph Marcus
2. Name of Applicant(s) (if different than above) Food For Thought David Spiner
Address 89 Eastern Ave Woburn MA 01801 Phone 904 303 5811
Status Relative to Property (occupant, purchaser, etc.) Occupant Tenant
3. Location of Property _____
Assessor's Block Plan, Block, Lot No.
4. Deed recorded in the Registry of deeds, Book _____, Page _____;
-or- registered in Land Registration Office, Cert. No. _____, in Book _____, Page _____.
5. Present Use of Property (include # of dwelling units, if any) Currently vacant.
Previously a restaurant.
6. Proposed Use of Property (include # of dwelling units, if any) Steak and Lobster
Restaurant.
7. Permit applied for in accordance with _____
the following Zoning Bylaw section(s) _____
_____ section(s) title(s)

8. Please attach a statement that describes your project and provide any additional information that may aid the ARB in understanding the permits you request. Include any reasons that you feel you should be granted the requested permission.

Food For Thought LLC.

The applicant states that 478 Mass Ave (In the statement below, strike out the words that do not apply) is the owner -or- occupant -or- purchaser under agreement of the property in Arlington located at 478 Mass Ave which is the subject of this application; and that unfavorable action -or- no unfavorable action has been taken by the Zoning Board of Appeals on a similar application regarding this property within the last two years. The applicant expressly agrees to comply with any and all conditions and qualifications imposed upon this permission, either by the Zoning Bylaw or by the Redevelopment Board, should the permit be granted.

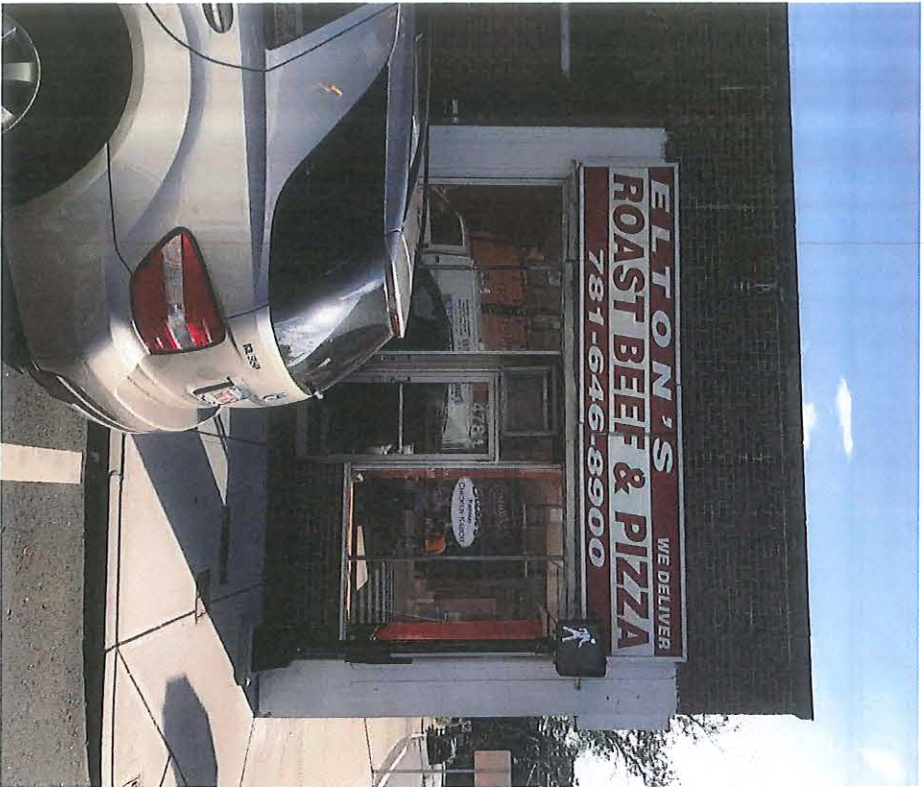
Signature of Applicant(s)

478 Mass Ave Arlington MA
Address

904 303 5811
Phone

7/08

17 NOV 2008 10:43
PLANNING & COMMUNITY
DEVELOPMENT



EXISTING



LA FUENTE
SIGN & AWNING

www.thelafuelgroup.com

Client Name: 478

Job Description: Awning design

Date: November 22, 2017

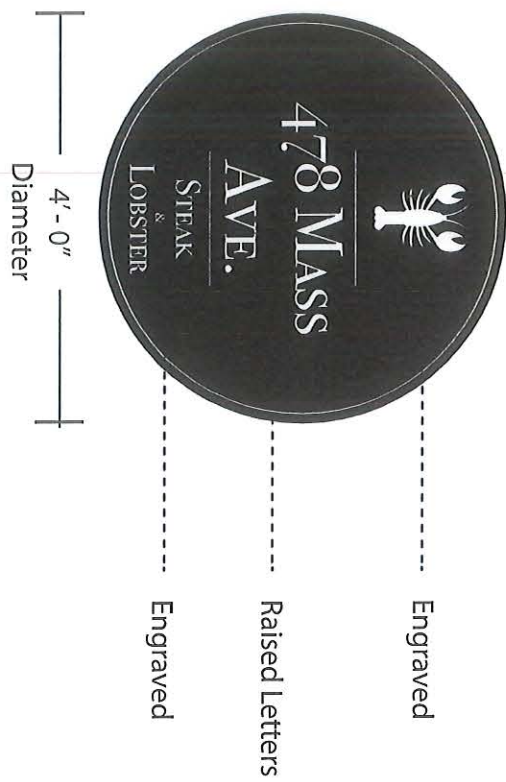
Designer: Charlyn

File Name: 478-Proposal.pdf

Client's Approval

SIGN SPECIFICATIONS

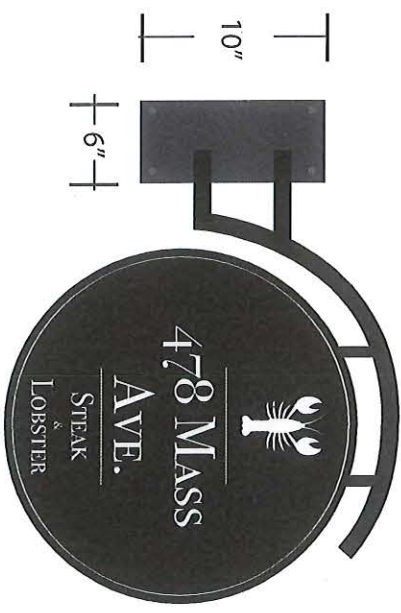
Front View



Side View



Bracket View



LA FUENTE
SIGN & AWNING

www.thelafulentegroup.com

Client Name: 478

Job Description: Awning design

Date: November 22, 2017

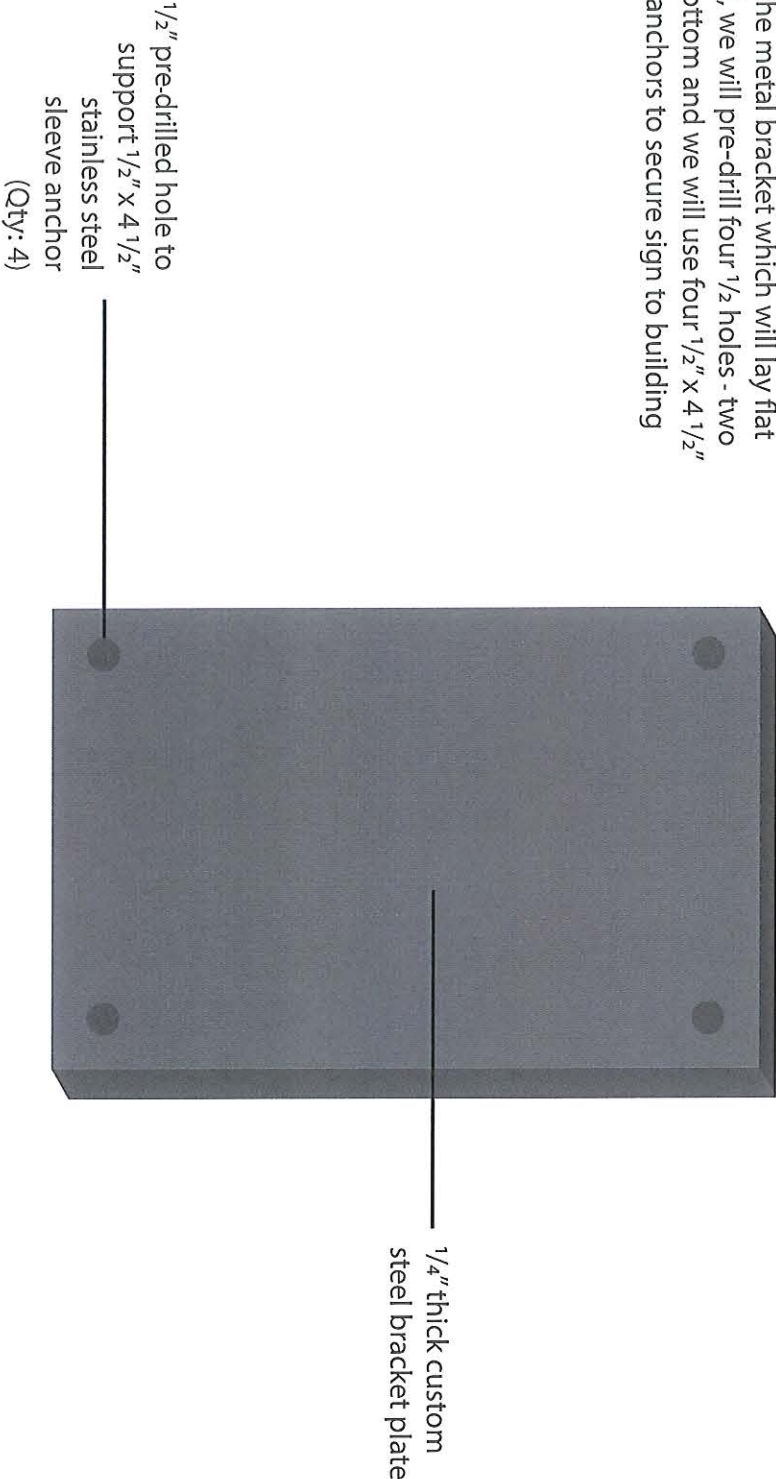
Designer: Charlyn

File Name: 478-Proposal.pdf

Client's Approval

INSTALLATION DETAILS

- Circular Sign to be mounted to custom steel bracket using two threaded rods and stainless steel hardware.
- On the steel plate of the metal bracket which will lay flat against the brick wall, we will pre-drill four 1/2" holes - two on top and two on bottom and we will use four 1/2" x 4 1/2" stainless steel sleeve anchors to secure sign to building facade.



Client Name:	478
Job Description:	Awning design
Date:	November 22, 2017

Designer:	Charlyn
File Name:	478-Proposal.pdf



**Town of Arlington
Redevelopment Board
730 Massachusetts Avenue
Arlington, MA 02476**

Public Hearing

Legal Notice

Notice is herewith given that an application has been filed on November 22, 2017, by Joseph Marcus and David Spinney, for Food For Thought, LLC to open a Special Permit Docket #3552 for 478 Massachusetts Ave. This is in accordance with the provisions of MGL Chapter 40A Section 11, and the Town of Arlington Zoning Bylaw Section 11.06 Environmental Design Review. The request is to allow the applicant to construct new and replace the existing signage. The opening of the Special Permit is to allow the Board to review and approve signage, under Article 7 SIGNS.

A Public Hearing will be held on Monday, December 18, 2017 at 8:00p.m., Town Hall Annex, Second Floor Conference Room, 730 Massachusetts Ave. Arlington, Massachusetts.

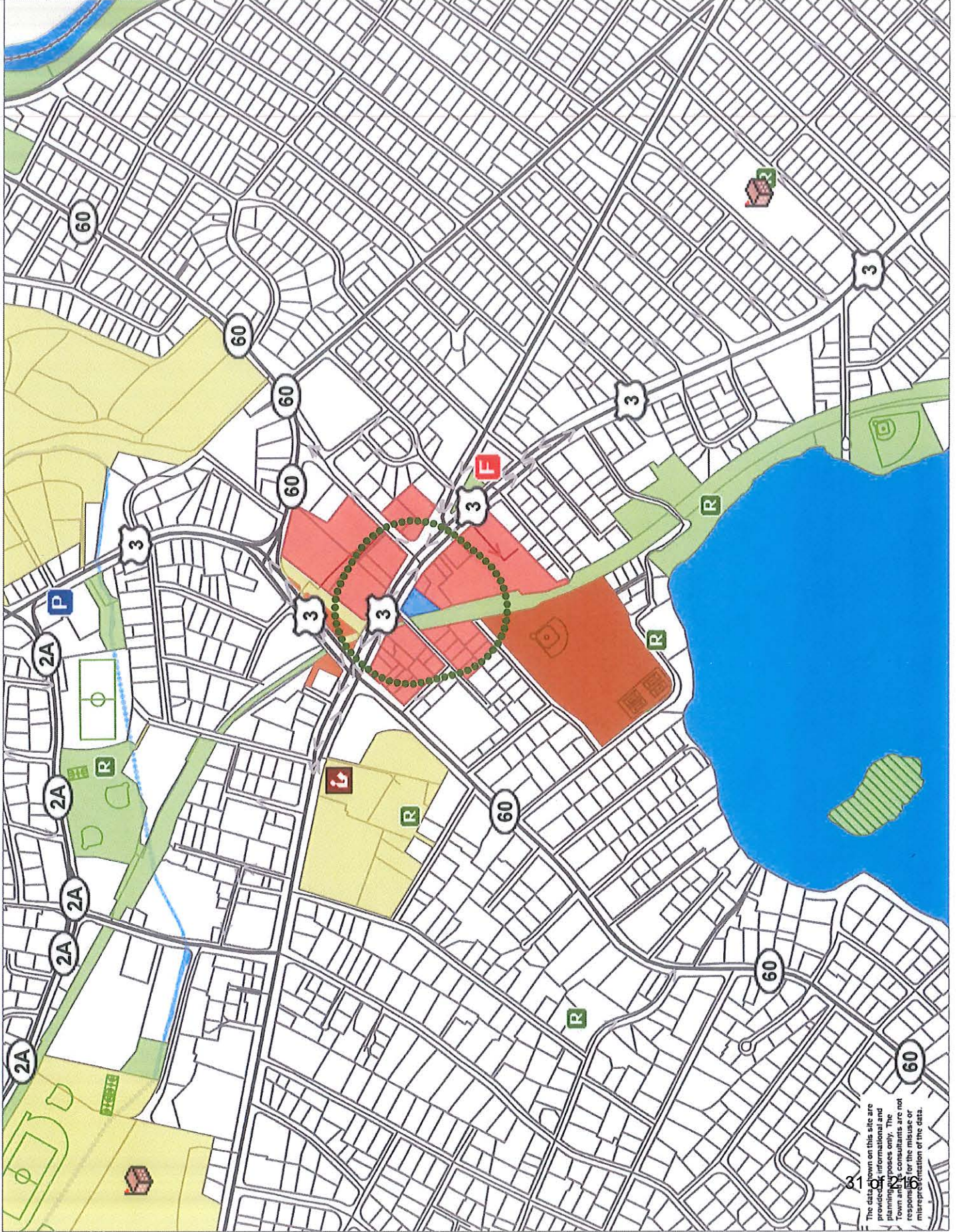
Plans may be viewed at the Department of Planning and Community Development, Town Hall Annex, 730 Massachusetts Avenue, Arlington, MA during office hours, Monday-Wednesday 8:00AM to 4:00PM, Thursday 8:00AM to 7:00PM and Friday, 8:00AM to 12:00PM.

**Arlington Redevelopment Board
Andrew Bunnell, Chairman**

Arlington Advocate 11/30/17, 12/7/17



- Places by Category
- Police Station
 - Fire Station
 - School
 - Library
 - Public Works
 - Tree - Inventory (public)
- Parcel Map - Misc (traffic island)
- Recreation - Facilities
- Recreation - Fields Courts Lin
- Recreation - Fields Courts Poi
- Open Space: Conservation Rt
- Open Space - Minuteman Bk
- Open Space - Labels
- Open Space
- Town, State, or Private
- Other Town Owned
- Parcels
- Buildings
- MA Highways
- Interstate
- US Highway
- Numbered Routes
- Town Boundary
- Abutting Towns
- Roads - OneWay (for Base M
- Roads - For Small Scale (for 1
- Major Road
- Local Road
- Roads - For Large Scale (for *
- Cemetery - Roads
- Road1
- Road2
- Road3
- Road4
- Water Line
- Water Body





11/22/2017

11:32:57AM

ARLINGTON

Abutters List

Filter Used:

DataProperty.UserAccount = '8930' OR DataProperty.UserAccount = '194045' OR DataProperty.UserAccount = '194054' OR DataProperty.UserAccount = '8967' OR DataProperty.UserAccount = '8976' OR D..

I hereby certify that this list been prepared in accordance with Chapter 40A, Sec. 11 of M.G.L.

David L. Feeley
Robert E. Kennedy
[Signature]

ARLINGTON

11:32:57AM

Abutters List

ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
010.0-0001-0001.0	444-446 MASS AVE	LCW ARLINGTON GROUP LLC		39 POND ST	WINCHESTER	MA	01890
010.0-0001-0004.0	432-436 MASS AVE	GECHILIAN ARA K		432 MASSACHUSETTS AVE	ARLINGTON	MA	02474
010.0-0001-0006.0	420-440 MASS AVE	MIRAK-BENDETSON DEV LLC		438 MASS AVENUE SUITE 1	ARLINGTON	MA	02476
010.0-0005-0011.A	0 LOT LOMBARD TERR	TOWN OF ARLINGTON PARK		730 MASS AVE	ARLINGTON	MA	02476
011.0-0002-0001.A	616-626 MASS AVE	CAMBRIDGE SAVINGS BANK	ATT: KAREN GUESTA	1374 MASS AVENUE	CAMBRIDGE	MA	02138
011.0-0002-0003.0	0 LOT MASS AVE	CAMBRIDGE SAVINGS BANK	ATT: KAREN GUESTA	1374 MASS AVENUE	CAMBRIDGE	MA	02138
011.0-0002-0004.0	602 MASS AVE	CAMBRIDGE SAVINGS BANK	ATT: KAREN GUESTA	1374 MASS AVENUE	CAMBRIDGE	MA	02138
011.0-0002-0005.0	600 MASS AVE	ARLINGTON POST #1775	V F W OF U S	600 MASS AVE	ARLINGTON	MA	02476
011.0-0002-0006.A	590 MASS AVE	JOHNS SON LLC		31 WATERSIDE DR UNIT 201	VENICE	FL	34285
011.0-0002-0008.A	0 LOT MASS AVE	JOHNS SON LLC		831 WATERSIDE DR UNIT 20	VENICE	FL	34285
011.0-0002-0010.A	16 SWAN ST	STATHAKIS NICHOLAS -ETAL	STATHAKIS KOSTANTINA	16 SWAN STREET	ARLINGTON	MA	02476
011.0-0002-0010.B	0 LOT SWAN ST	JOHNS SON LLC		831 WATERSIDE DR UNIT 20	VENICE	FL	34285
011.0-0002-0013.0	0 LOT PLEASANT ST	CAMBRIDGE SAVINGS BANK	ATT: KAREN GUESTA	1374 MASS AVENUE	CAMBRIDGE	MA	02138
011.0-0002-0014.0	0 LOT PLEASANT ST	CAMBRIDGE SAVINGS BANK	ATT: KAREN GUESTA	1374 MASS AVENUE	CAMBRIDGE	MA	02138
011.0-0003-0001.0	464-478 MASS AVE	COHEN MAX R TRUSTEE	MARCO REALTY TRUST	89 WINCHESTER ST	BROOKLINE	MA	02446
011.0-0003-0002.0	454-460 MASS AVE	POULOS CHARLES L TR		PO BOX 283	ARLINGTON	MA	02474
011.0-0003-0003.A	448-452 MASS AVE	POULOS CHARLES L TR		PO BOX 283	ARLINGTON	MA	02474
011.0-0004-0017.0	50-52 LOMBARD TERR	KEARN LEWIS F & ONA A	TRS/LEWIS KEARN TRUST	79 RICHFIELD ROAD	ARLINGTON	MA	02474
011.0-0004-0018.A	58 LOMBARD TERR 1	CANDILORE MARGARET & PAUL		58 LOMBARD TERRACE #1	ARLINGTON	MA	02476
011.0-0004-0018.B	58 LOMBARD TERR 2	BLANDY CHARLES E	MCKELVEY JANET L	58 LOMBARD TERRACE #2	ARLINGTON	MA	02476
011.0-0004-0021.0	8-8A SWAN PL	ARLINGTON CENTER CROSSING I		59 UNION SQUARE	SOMERVILLE	MA	02143
011.0-0004-0022.0	10 SWAN PL	SWEET PETERKATHLEEN		167 WOODSIDE LANE	ARLINGTON	MA	02474
011.0-0004-0023.0	12-14 SWAN PL	LANGONE RICHARD C & EILEEN		12 SWAN PLACE	ARLINGTON	MA	02476
011.0-0004-0024.0	16-18 SWAN PL	POTTER CHARLES BENAJAH MITC	POTTER RALPH BENAJAH J	16 SWAN PL	ARLINGTON	MA	02476
011.0-0004-0025.0	20-22 SWAN PL	SENNER MONICA		22 SWAN PLACE	ARLINGTON	MA	02476
011.A-0002-0001.0	22 PLEASANT ST 1	DAVIS MICHAEL J JR &	BOOTH LESLIE ANN	22 PLEASANT STREET UNIT	ARLINGTON	MA	02476
011.A-0002-0002.0	2 SWAN ST 2	ARELLANO JERONIMO & ANUSHK		2 SWAN ST UNIT 2	ARLINGTON	MA	02476
011.A-0002-0003.0	4 SWAN ST 3	LOGOZZO DAVID J & JANE A		4 SWAN ST UNIT 3	ARLINGTON	MA	02476
011.A-0002-0010.1	10 SWAN ST 1	WYLLIE JAMES & AMY		10 SWAN ST UNIT 1	ARLINGTON	MA	02476
011.A-0002-0010.2	10 SWAN ST 2	WYLLIE JAMES & AMY		10 SWAN STREET #1	ARLINGTON	MA	02474
011.B-0001-0001.0	60 LOMBARD TERR 1	CLARK BENJAMIN S &	KLEIN ERICA	60 LOMBARD TERRACE	ARLINGTON	MA	02476
011.B-0001-0002.0	60 LOMBARD TERR 2	SHARFF PHILLIP A		62 LOMBARD TERR	ARLINGTON	MA	02476
045.0-0004-0003.0	16 MEDFORD ST	ROMAN CATHOLIC ARCH OF BOS		24 MEDFORD ST	ARLINGTON	MA	02474
045.0-0004-0004.B	0 LOT MEDFORD ST	TOWN OF ARLINGTON SELECTME		730 MASS AVE	ARLINGTON	MA	02476
045.0-0004-0005.A	4-14 MEDFORD ST	PASCIUTO FRANK/FERMINA	TRS/GIO REALTY TRUST	455 MASS AVE	ARLINGTON	MA	02474
045.0-0004-0006.A	465-471 MASS AVE	MASS AVENUE 465 LLC		7 SEMINOLE AVENUE	ARLINGTON	MA	02474
045.0-0004-0007.A	473-503 MASS AVE	AKBARIAN MOHAMMED MD	ARLINGTON FINANCE TRUS	P.O. BOX 724	WINCHESTER	MA	01890
045.0-0004-0010.0	0 LOT MEDFORD ST	TOWN OF ARLINGTON SELECTME		730 MASS AVE	ARLINGTON	MA	02476
045.0-0005-0008.0	311-321 BROADWAY	TRITON-ARLINGTON LLC		397 MAIN ST SUITE 1	WOBURN	MA	01801
045.0-0005-0009.0	323-329 BROADWAY	MAZMANIAN GEORGE TRS-ETAL	MAZMANIAN CHARLOTTE	4 MIANI AVE	FALMOUTH	MA	02540
045.0-0005-0010.0	7-13 MEDFORD ST	BRANTWOOD HOLDINGS LLC		5008 PINETREE CRES	WEST VANCOUVERBC	MA	V7W3
050.0-0007-0001.0	0 LOT MASS AVE	TOWN OF ARLINGTON SELECTME		730 MASS AVE	ARLINGTON	MA	02476
050.0-0008-0001.B	611 MASS AVE	ARLINGTON REDEVELOP/BOARD		730 MASS AVE	ARLINGTON	MA	02476

11-32-57AM

Abutters List

ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State Zip
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End of Report



Town of Arlington, Massachusetts
Department of Planning & Community Development
730 Massachusetts Avenue, Arlington, Massachusetts 02476

Public Hearing Memorandum

The purpose of this memorandum is to provide the Arlington Redevelopment Board and public with technical information and a planning analysis to assist with the regulatory decision-making process.

To: Arlington Redevelopment Board

From: Jennifer Raitt, Secretary Ex Officio

Subject: Environmental Design Review, 478 Massachusetts Ave, Arlington, MA
Docket #3552

Date: December 12, 2017

I. Docket Summary

This is an application by Joseph Marcus and David Spinney, for Food For Thought, LLC to replace a sign on the Massachusetts Avenue façade. The project needs a Special Permit to allow Signs (Section 7) in the B-5 zone and under 11.06 Environmental Design Review (EDR) because of its location on Massachusetts Avenue.

Materials submitted for consideration of this application:
Application for EDR Special Permit (cover sheet only), letter from Lafuente Group, LLC (DBA Lafuente Sign & Awning), and Signage details dated November 22, 2017.

II. Application of Special Permit Criteria (Arlington Zoning Bylaw, Section 10.11)

1. Section 10.11a-1

The uses requested are listed in the Table of Use Regulations as a Special Permit in the district for which application is made or is so designated elsewhere in this Bylaw.

The commercial use is allowed in the B-5 zone. The Board can find that this condition is met.

2. Section 10.11a-2

The requested use is essential or desirable to the public convenience or welfare.

The Board can find that this condition is met.

3. Section 10.11a-3

The requested use will not create undue traffic congestion, or unduly impair pedestrian safety.

The Board can find that this condition is met.

4. Section 10.11a-4

The requested use will not overload any public water, drainage or sewer system or any other municipal system to such an extent that the requested use or any developed use in the immediate area or in any other area of the Town will be unduly subjected to hazards affecting health, safety, or the general welfare.

The Board can find that this condition is met.

5. Section 10.11a-5

Any special regulations for the use, set forth in Article 11.

All such regulations are fulfilled.

6. Section 10.11a-6

The requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health, morals, or welfare.

The Board can find that this condition is met.

7. Section 10.11a-7

The requested use will not, by its addition to a neighborhood, cause an excess of that particular use that could be detrimental to the character of said neighborhood.

The Board can find that this condition is met.

III. Application of Environmental Design Review Standards (Arlington Zoning Bylaw, Section 11.06)

1. EDR-1 Preservation of Landscape

The landscape shall be preserved in its natural state insofar as practicable, by minimizing tree and soil removal and any grade changes shall be in keeping with the general appearance of neighboring developed areas.

The Board can find that this condition is met.

2. EDR-2 Relation of the Building to the Environment

Proposed development shall be related harmoniously to the terrain and to the use, scale and architecture of the existing buildings in the vicinity that have functional or visible relationship to the proposed buildings. The Arlington Redevelopment Board may require a modification in massing so as to reduce the effect of shadows on the abutting property in an R-1 or R-2 district or on public open space.

The Board can find that this condition is met.

3. EDR-3 Open Space

All open space (landscaped and usable) shall be so designed as to add to the visual amenities of the vicinity by maximizing its visibility for persons passing by the site or overlooking it from nearby properties. The location and configuration of usable open space shall be so designed as to encourage social interaction, maximize its utility and facilitate maintenance.

The Board can find that this condition is met.

4. EDR-4 Circulation

With respect to vehicular and pedestrian and bicycle circulation, including entrances, ramps, walkways, drives, and parking, special attention shall be given to location and number of access points to the public streets (especially in relation to existing traffic controls and mass transit facilities), width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, access to community facilities, and arrangement of vehicle parking and bicycle parking areas, including bicycle parking spaces required by Section 8.13 that are safe and convenient and, insofar as practicable, do not detract from the use and enjoyment of proposed buildings and structures and the neighboring properties.

The Board can find that this condition is met.

5. EDR-5 Surface Water Drainage

Special attention shall be given to proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Available Best Management Practices for the site should be

employed, and include site planning to minimize impervious surface and reduce clearing and re-grading. Best Management Practices may include erosion control and stormwater treatment by means of swales, filters, plantings, roof gardens, native vegetation, and leaching catchbasins. Stormwater should be treated at least minimally on the development site; that which cannot be handled on site shall be removed from all roofs, canopies, paved and pooling areas and carried away in an underground drainage system. Surface water in all paved areas shall be collected in intervals so that it will not obstruct the flow of vehicular or pedestrian traffic and will not create puddles in the paved areas.

In accordance with Section 10.11,b, the Board may require from any applicant, after consultation with the Director of Public Works, security satisfactory to the Board to insure the maintenance of all stormwater facilities such as catch basins, leaching catch basins, detention basins, swales, etc. within the site. The Board may use funds provided by such security to conduct maintenance that the applicant fails to do.

The Board may adjust in its sole discretion the amount and type of financial security such that it is satisfied that the amount is sufficient to provide for any future maintenance needs.

The Board can find that this condition is met.

6. EDR-6 Utilities Service

Electric, telephone, cable, TV, and other such lines of equipment shall be underground. The proposed method of sanitary sewage disposal and solid waste disposal from all buildings shall be indicated.

The Board can find that this condition is met.

7. EDR-7 Advertising Features

The size, location, design, color, texture, lighting and materials of all permanent signs and outdoor advertising structures or features shall not detract from the use and enjoyment of proposed buildings and structures and the surrounding properties.

The previously permitted sign (for Elton's Roast Beef) at this location was 33.75" tall by 174" wide (40.78 sf). The proposed sign is a round bracket sign measuring 4' in diameter and 5" wide which would extend 4.5' from the façade of the building. The previously permitted sign is unlit. Bracket signs are allowed in a B5 zone, however it must meet the following dimensional requirements: a) no less than 8 feet clearance from ground level to bottom of the sign, b) no more than 15 feet high from ground level to top of the sign, c) the square footage of the sign shall be no larger than 12 sf or the number of feet equal to half the façade length of the establishment on which the sign hangs, whichever is less, and d) the sign shall project no more than 50 inches

from the face of the building. While the proposed sign is less than 12 sf in size the proposal includes no measurements of the façade or the exact location where the sign will be attached to the building.

The proposed sign is a significant departure from the previously permitted sign. According to the proponent's sign contractor, the reason for this change is to expose glass windows that are an historic feature of the building occluded by the existing signage.

The design, color and lighting are inappropriate for this historic structure and important location. While the proposed sign is intended to expose an historic feature of the building the proponent has neither depicted where the new signage will be installed on the façade nor provided a detailed a plan for restoring the glass that is purportedly underneath the existing sign.

In summary, the proposed signage should be revised to address the above noted issues. Signs should not be internally lit. Signs should be within the sign band.

8. EDR-8 Special Features

Exposed storage areas, exposed machinery installations, service areas, truck loading areas, utility buildings and structures, and similar accessory areas and structures shall be subject to such setbacks, screen plantings or other screening methods as shall reasonably be required to prevent their being incongruous with the existing or contemplated environment and the surrounding properties.

The Board can find that this condition is met.

9. EDR-9 Safety

With respect to personal safety, all open and enclosed spaces shall be designed to facilitate building evacuation and maximize accessibility by fire, police and other emergency personnel and equipment. Insofar as practicable, all exterior spaces and interior public and semi-public spaces shall be so designed to minimize the fear and probability of personal harm or injury by increasing the potential surveillance by neighboring residents and passersby of any accident or attempted criminal act.

The Board can find that this condition is met.

10. EDR-10 Heritage

With respect to Arlington's heritage, removal or disruption of historic, traditional, or significant uses, structures or architectural elements shall be minimized insofar as practical whether these exist on the site or on adjacent properties.

The location of the new business and its proposed signage is significant. The property is part of the Arlington Center National Register Historic District, and any proposal

approved by this board would need further approval from the Arlington Historical Commission.

11. EDR-11 Microclimate

With respect to the localized climatic characteristics of a given area, any development which proposes new structures, new hard surface, ground coverage or the installation of machinery which emits heat, vapor or fumes shall endeavor to minimize insofar as practicable, any adverse impacts on light, air and water resources or on noise and temperature levels of the immediate environment.

The Board can find that this condition is met.

12. EDR-12 Sustainable Building and Site Design

Projects are encouraged to incorporate best practices related to sustainable sites, water efficiency, energy and atmosphere, materials and resources, and indoor environmental quality. Applicants must submit a current Green Building Council Leadership in Energy and Environmental Design (LEED) checklist, appropriate to the type of development, annotated with narrative description that indicates how the LEED performance objectives will be incorporated into the project.

The Board can find that this condition is met.

IV. Conditions

A. General

1. The final specifications for signs and exterior lighting shall be subject to the approval of the Arlington Redevelopment Board. Any substantial or material deviation during construction from the approved plans and specifications is subject to the written approval of the Arlington Redevelopment Board.
2. The Board maintains continuing jurisdiction over this permit and may, after a duly advertised public hearing, attach other conditions or modify these conditions as it deems appropriate in order to protect the public interest and welfare.
3. Snow removal from all parts of the site, as well as from any abutting public sidewalks, shall be the responsibility of the owner or occupant and shall be accomplished in accordance with Town Bylaws.
4. Trash shall be picked up only on Monday through Friday between the hours of 7:00 am and 6:00 pm. All exterior trash and storage areas on the property, if any, shall be properly screened and maintained in accordance with Article 30 of Town Bylaws.

B. Special

1. Applicant shall be required to file an application with the Arlington Historical Commission for their review and approval.
2. Upon installation of landscaping materials and other site improvements, the Applicant shall remain responsible for such materials and improvement and shall replace and repair as necessary to remain in compliance with the approved site plan.
3. Upon the issuance of the building permit the Applicant shall file with the Building Inspector and the Arlington Police Department the names and telephone numbers of contact personnel who may be reached 24 hours each day during the construction period.



Town of Arlington, Massachusetts

Update from Housing Plan Implementation Committee

Summary:

8:30-9:00p.m. *Staff and board members will receive an update on and discuss the committee's efforts and membership changes to the committee.*

ATTACHMENTS:

Type	File Name	Description
▢ Reference Material	12142017_Memo-Housing_Plan_Implementation_Committee.pdf	Memo - Housing Plan Implementation Committee Changes
▢ Reference Material	Proposed_Accessory_Apartment_Zoning_Bylaw_Amendment.pdf	Proposed Accessory Apartment Zoning Bylaw Amendment



TOWN OF ARLINGTON

DEPARTMENT OF PLANNING and
COMMUNITY DEVELOPMENT

TOWN HALL, 730 MASSACHUSETTS AVENUE
ARLINGTON, MASSACHUSETTS 02476
TELEPHONE 781-316-3090

MEMORANDUM

To: Arlington Redevelopment Board

From: Laura Wiener, Assistant Director and Director of Housing

LW

Date: December 14, 2017

RE: Changes to the Housing Plan Implementation Committee

In June of 2016 the ARB adopted a Housing Production Plan for the Town, as recommended in the Master Plan. In early 2017, the Board appointed members to the Housing Plan Implementation Committee to advance the plan. There have been some recent personnel changes to the Committee. In the past month, Pamela Baldwin and Samarra Fine have both resigned from the Committee. They will be missed.

Jonathan Nyberg, who sits on the Residential Study Group, started coming to the HPIC meetings to participate in discussions on accessory apartments. He has expressed an interest in joining that Committee. He has brought energy and knowledge about the Arlington housing market to recent meetings. I think he will be an asset to the Committee, and request that you appoint him.

December 6, 2017

Dear Laura,

I am contacting you about the Housing Plan Implementation Committee. I am interested in being part of this committee and contributing back to the town. I am both a builder/developer and a broker. I was on the Historic Districts Commission for many years and understand commitments that are made in this regard.

I can be contacted at 781.883.7259 or jonathannyberg@oldnewenglandproperties.com.

I look forward to hearing from you.

Sincerely,

Jonathan Nyberg

Jonathan M Nyberg
Old New England Properties
PO Box 292 Arlington, MA 02474

From: "Baldwin, Pamela H." <pamela_baldwin@harvard.edu>
To: Laura Wiener <LWiener@town.arlington.ma.us>, "jraitt@town.arlington.ma.us"
<jraitt@town.arlington.ma.us>
Date: 11/07/2017 01:57 PM
Subject: update

Dear Laura and Jenny,

With regret, I'm writing to let you know that I need to resign from the HPI Committee. The demands of my other commitments have shifted again this year, and I have made the difficult decision to step back from my outside committees and boards, including HPIC.

As Laura and I discussed the other day, as an HCA member I plan to remain part of the housing advocacy community, both in Arlington and more broadly, but my availability is going to be even more limited over the next couple of years while I focus on supporting my daughters through their AHS years. I don't feel right about over-committing and under-performing.

I'm going to be reducing my involvement with HCA as well, though I will stay involved as much as possible with the community outreach efforts for the pipeline projects, especially Downing Square, which is in my neighborhood.

My deepest thanks to both of you for all the great work you are doing. Looking forward to staying connected and re-joining the active volunteer ranks and town committee work in a few years!

All the best,

Pamela

Pamela H. Baldwin PhD / Assistant Dean for Faculty Affairs / Department of Faculty Planning / T. 617.495.5409

Harvard University Graduate School of Design / 48 Quincy Street, Cambridge, MA 02138

Mobile 617.312.9868 | @pamelaJCHS | www.gsd.harvard.edu

From: Samarrah <sbfine@gmail.com>
To: LWiener@town.arlington.ma.us
Date: 11/24/2017 03:40 PM
Subject: HPIC

Hi Laura,

I hope that you had a nice Thanksgiving. I wanted to connect with you as I will need to resign from the HPIC. My son was recently diagnosed with a serious health condition which is going to require my time for the next few months and beyond. I am dedicated to the work that the committee is doing and happy to help in a way that I can. I am just unable to be available for meetings in the next 3-6 months.

Thank you for your understanding.

Samarrah

Proposed Accessory Apartment Zoning Bylaw Amendment

Housing Plan Implementation Committee

First Draft: November 10, 2017

FOR DISCUSSION PURPOSES ONLY

Section xxxx Accessory Apartments

- a. **DEFINITION.** An Accessory Apartment is a second dwelling unit located within a structure or on the same lot as a structure built as a single family dwelling, or a third unit located within a structure or on the same lot as a structure built as a two-family dwelling, subordinate in size to the principal dwelling unit(s), and physically separated from it, with its own kitchen, bathroom, and two means of egress, and held under common ownership with the primary dwelling unit(s).
 1. **INTERNAL ACCESSORY APARTMENT.** An accessory apartment wholly contained within a single or two-family dwelling existing at the time of the Building Permit application, except for addition of a second means of egress or other modification to meet the state Building Code. Internal Accessory Apartments are allowed by right, so long as they meet all of the conditions and requirements set out in section xxxx(b) below.
 2. **EXTERNAL ACCESSORY APARTMENT.** An accessory apartment located within an accessory structure already existing on the same lot, such as a garage, barn or carriage house. Such units require a special permit from the Zoning Board of Appeals, and must meet all of the conditions of a special permit under Section 10.11, as well as the conditions and requirements set forth in xxxx(b) and (c) below.
- b. **CONDITIONS AND REQUIREMENTS.** The Building Inspector may grant a Building Permit or Occupancy Permit for an Internal Accessory Apartment in a single family dwelling in an R0 or R1 zoning district, or a two-family dwelling in an R2 district, provided that all of the following conditions and requirements are met:
 1. There shall be no more than one Accessory Apartment on a lot.
 2. The lot area shall be at least the minimum required under Section 6 of the current version of the Zoning bylaw at the time the Special Permit application is filed.
 3. The gross floor area of an Accessory Apartment cannot exceed 33% of the gross floor area of a single family dwelling, or 50% of the gross floor area of the larger unit in a two-family dwelling, as defined in Article 2. In no case shall the gross floor area of the Accessory Apartment exceed 750 square feet.
 4. The Accessory Apartment must be contained within the gross floor area of the dwelling existing at the time of the Permit application, except for addition of a second means of egress or other modification to meet the state Building Code, and shall not encroach into any of the required yard setbacks, or in other ways violate the zoning bylaw.

5. The owner(s) of the structure in which the Accessory Apartment is located must occupy one of the dwelling units as their primary residence, except for temporary absences of no more than 3 months in any 60 month period.
 6. No additional parking spaces are required.
 7. The dwelling shall continue to be treated as a single family dwelling in an R0 or R1 zone, or a two-family dwelling in an R2 zone, for all other purposes of the zoning bylaw.
 8. Where the accessory apartment or the principal dwelling is occupied as a rental unit, the minimum occupancy or rental term shall be 90 days.
- c. The Zoning Board of Appeals may grant a Special Permit for an External Accessory Apartment. All of the conditions and requirements listed above in section xxxx(b), except for xxxx(b)(4), must be met, as well as the following conditions and requirements:
1. The Accessory Apartment must be contained within the gross floor area of the accessory structure existing at the time of the Permit application, except for addition of a second means of egress or other modification to meet the state Building Code, and shall not encroach into any of the required yard setbacks for an Accessory Structure, or in other ways violate the zoning bylaw.

Comment [LW1]: Accessory building setbacks are 6' from rear and side yard, while primary buildings require 10' side, 20' rear. Accessory buildings will be closer to the lot line. Do we need to account for this in some way, or is 6' adequate?

d. PROCEDURES

1. No Accessory Apartment shall be constructed or altered without issuance of a Building Permit issued by the Building Inspector for an Internal Accessory Apartment, or a Special Permit from the Zoning Board of Appeals for an External Accessory Apartment.
2. No Accessory Apartment shall be occupied prior to issuance of a Certificate of Occupancy by the Building Inspector.
3. Prior to issuance of a Certificate of Occupancy, the owner must submit to the Building Inspector a notarized affidavit signed under pains and penalties of perjury stating that the owner currently occupies one of the dwelling units on the premises as the owner's primary residence.
4. When a dwelling containing an Accessory Apartment previously permitted under this section is sold or otherwise conveyed, the special permit for that Accessory Apartment shall remain in force only if (a) all requirements of this section continue to be met; and (b) the new property owner submits to the Building Inspector a notarized affidavit, signed under the pains and penalties of perjury, stating that the new owner intends to occupy one of the units in the structure as their primary residence, and will continue to do so, except for temporary absences of up to 3 months in any 60 month period.



Town of Arlington, Massachusetts

Zoning Recodification Update

Summary:

9:00-9:15p.m *Staff and board members will provide an update on the Hearing Draft and upcoming community meetings.*

ATTACHMENTS:

Type	File Name	Description
▣ Reference Material	Hearing_Draft_12-14-17_for_ARB_Public_Hearing_FINAL.pdf	12142017 ARB Hearing Draft
▣ Reference Material	Guide_12-14-17_FINAL_2.pdf	12142017 Guide

TOWN OF ARLINGTON

MASSACHUSETTS 02476
781 - 316 – 3090

DEPARTMENT OF PLANNING and COMMUNITY DEVELOPMENT



HEARING DRAFT

PROPOSED REVISION OF THE ARLINGTON ZONING BYLAW

December 14, 2017

HEARING DRAFT

December 14, 2017

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SECTION 1. PURPOSE AND AUTHORITY

1.1 TITLE

This Bylaw shall be known and may be cited as the "Zoning Bylaw of the Town of Arlington, Massachusetts," hereinafter referred to as "this Bylaw."

1.2 PURPOSES

The purpose of this Bylaw is to promote health, safety, convenience, morals and welfare of the inhabitants of the Town of Arlington; to lessen congestion in the streets; to conserve health; to secure safety from fire, panic and other dangers; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to encourage housing for persons at all income levels; to facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements; to protect and preserve open space as a natural resource, for the conservation of natural conditions for flora and fauna and to serve as urban amenity for scenic and aesthetic enjoyment and recreational use; to conserve the value of land and buildings; to encourage the most appropriate use of land throughout the Town; to achieve optimum environmental quality through review and cooperation by the use of incentives, bonuses and design review; and to preserve and increase its amenities and to encourage an orderly expansion of the tax base by utilization, development, and redevelopment of land. It is made with reasonable consideration to the character of the district and to its peculiar suitability for particular uses, with a view to giving direction or effect to land development policies and proposals of the Redevelopment Board, including the making of Arlington a more viable and more pleasing place to live, work, and play.

1.3 AUTHORITY

This Bylaw is enacted under the authority of Article 89 of the Amendments to the Constitution of the Commonwealth of Massachusetts and in accordance with G.L. c 40A, as amended.

1.4 APPLICABILITY

All buildings or structures erected, constructed, reconstructed, altered, enlarged, or modified, and the use of all premises in the Town, after the effective date of this Bylaw shall conform with the provisions of this Bylaw. No building, structure, or land shall be used for any purpose or in any manner other than as expressly permitted within the district in which it is located. Where this Bylaw imposes greater restrictions than those imposed by any other regulations, permits, restrictions, easements, covenants, or agreements, the provisions of this Bylaw shall control.

1.5 AMENDMENT

This Bylaw may from time to time be changed by amendment, addition, or repeal by the Town Meeting in the manner provided for in G.L. c. 40A, Section 5. When a petition for a change in the zoning map is filed, such petition shall show that copies of the petition have been sent by registered or certified mail to all abutters of the land referred to in the petition.

1.6 SEVERABILITY

The invalidity of any section or provision of this Bylaw shall not invalidate any other section or provision herein.

SECTION 2. DEFINITIONS

In this Bylaw and unless the context of usage clearly indicates another meaning, the following terms shall have the meanings indicated herein. Words used in the present tense include the future. The singular includes the plural and the plural includes the singular. The word “and” includes “or” unless the contrary is evident from the text. The word “includes” or “including” shall not limit a term to specified examples, but is intended to extend its meaning to all other instances, circumstances, or items of like character or kind. The words “used” or “occupied” include the words “designed,” “arranged,” “intended,” or “offered,” to be used or occupied; the words “building,” “structure,” “lot,” “land,” or “premises” shall be construed as though followed by the words “or any portion thereof”; and the word “shall” is always mandatory and not merely directory.

Terms and words not defined herein but defined in the State Building Code shall have meanings given therein unless a contrary intention clearly appears. Words not defined in either place shall have the meaning given in the most recent edition of Webster's Unabridged Dictionary.

Abandonment: The cessation of a use as indicated by the visible or otherwise apparent intention of an owner to discontinue a use of a structure or lot; or the removal of the characteristic equipment or furnishing used in the performance of the use, without its replacement by similar equipment or furnishings; or the replacement of a nonconforming use or structure by a conforming use or structure.

Accessory Use: A use that is incidental and subordinate to, and customarily associated with, that of the primary structure or use of land and that is located on the same lot and under the same ownership.

Adult Day Care: A facility providing non-residential social, supportive, or health services, dementia services, or any combination thereof, to the elderly and people of any age with disabilities, licensed if applicable by the Massachusetts Department of Public Health.

Adult Uses: All uses as described and defined in Massachusetts General Laws Chapter 40A, Section 9A, as amended.

Definitions Associated with Affordable Housing

Affordable Units: Rental Units priced such that the rent (including utilities) shall not exceed 30% of the income of a household at 60% of median income; or, for homeownership units, priced such that the annual debt service on a mortgage plus taxes, insurance, and condominium fees (assuming a 5% down payment) shall not exceed 30% of the income of a household at 70% of median income.

Area Median Income: The median family income for the metropolitan statistical region that includes the Town of Arlington, as defined by the U.S. Department of Housing and Urban Development (HUD).

Eligible Household: For ownership units, a household whose total income does not exceed 80% of Area Median Income, adjusted for household size. For rental units, a household whose total income does not exceed 70% of Area Median Income, adjusted for household size.

Fair Market Rent: An amount determined by the U.S. Department of Housing and Urban Development and used by the Arlington Housing Authority to determine the maximum rental payment to be paid to an owner under the Section 8 program, adjusted for unit size and with an allowance for utility costs.

Alteration: Any construction, reconstruction, or other similar action resulting in a change in the structural parts, height, number of stories, exits, size, use, or location of a building or other structure.

Arlington Redevelopment Board: The Arlington Redevelopment Board (“ARB”) which was vested with the rights and powers of a planning board by the Massachusetts General Court in Chapter 783 of the Acts of 1971.

Artisanal Fabrication: Production of goods using hand tools or small-scale, light mechanical equipment occurring solely within an enclosed building where such production requires no outdoor operations or storage. Typical uses have minimal negative impact on surrounding properties and include, but are not limited to, woodworking and cabinet shops, ceramic studios, jewelry manufacturing and similar types of arts and crafts, production of alcohol, or food processing.

Artistic/Creative Production: Creation, production, manufacture, distribution, publishing, rehearsal, performance, broadcast, selling, or teaching of the visual arts, performing arts, applied arts, literature, heritage, media, music, information technology, communications media, or digital content and applications; or the invention, design, prototyping, or fabrication, assembly, and packaging of parts for further assembly or consumer goods for sale.

Assisted Living Residence: A residential development subject to certification under G.L. Chapter 19D, which provides room and board; provides assistance with activities of daily living for three or more adult residents who are not related by consanguinity or affinity to their care provider; and collects payments or third-party reimbursement from or on behalf of residents to pay for the provision of assistance.

Athletic Facility, Indoor: A facility comprised of one or more buildings or structures, with or without seating for spectators, providing accommodations for a variety of individual, organized, or franchised sports, such as but not limited to basketball, ice hockey, wrestling, soccer, tennis, volleyball, racquetball, or handball. The facility may also provide health and fitness club facilities, swimming pool, snack bar, retail sales of related sports, health or fitness items, and other support facilities.

Attic: An unfinished, non-habitable space immediately below the roof of a building, typically used for storage or mechanical equipment.

Definitions Associated with Auto Uses

Auto Body Shop: A facility providing major automobile repair services such as repair, rebuilding, and reconditioning of engines or automobiles, or collision services for automobiles, such as body, frame, or fender straightening and repair, or overall painting of automobiles.

Auto Repair Shop: A facility for the general repair of automobiles, motorcycles or noncommercial trucks, including rebuilding, or reconditioning of engines, and the sale, installation, and servicing of equipment and parts.

Auto Service Station: A building, structure or land use primarily for the dispensing or sale of automotive fuels, oils or accessories, including lubrication or automobiles and replacement or installation of parts and accessories.

Awning: A roof-like covering stretched upon a frame that is affixed to a building and used above or before any place as a shelter from rain or sun.

Basement: A portion of a building, partly below grade, which has more than one-half of its height, measured from finished floor to finished ceiling, above the average finished grade of the ground adjoining the building.

Bed and Breakfast: A dwelling with a resident owner or manager in which lodging units are rented and breakfast is served to the people occupying the lodging units.

Definitions Associated with Building

Building: A combination of any materials, whether portable or fixed, having a roof, enclosed within exterior walls or fire walls, built to form a structure for the shelter of persons, animals or property. For purposes of this definition, "roof" shall include an awning or any similar covering, whether or not permanent in nature.

Building, Accessory: A building, the use of which is customarily incidental and subordinate to that of the principal building, and which is located on the same lot as that occupied by the principal building or an adjacent lot in the same ownership.

Building Area: The aggregate of the maximum horizontal cross-sectional area of all buildings on a lot exclusive of cornices, eaves, gutters, chimneys, steps, unenclosed porches, bay windows, balconies, and terraces.

Building, Attached: A building having any portion of one or more walls in common with adjoining buildings.

Building Coverage: The building area expressed as a percentage of the total lot area.

Building, Detached: A building with no structural connection to another building.

Building, Front Building Line: A line drawn parallel to the front boundary of a lot along the front face of a building or through the point on a building closest to the front boundary.

Building Height: The vertical distance of the highest point of the roof above the average grade of the curb line abutting the property. Refer to Sections 5.3.19 and 5.4.2.B(5) for detailed exceptions.

Building, Nonconforming: A building, lawfully existing at the time of adoption of this Bylaw, or any subsequent amendment thereto, which does not conform to one or more of the applicable dimensional and density regulations for the district in which the building is located. (See also, Nonconformance.)

Building, Setback Line: The line beyond which a building shall not extend, except as specifically provided by this Bylaw.

Building Step Back: Upper story building setback provided along all building elevations with street frontage, excluding alleys.

Building, Principal: A building in which is conducted the principal use of the lot on which it is located.

Carport: A roofed structure, unenclosed on two or more sides, which may serve as a shelter for motor vehicles.

Catering Service: Facility for the provision of prepared food for delivery and presentation to an off-premises location. Services may include provision of associated service staff and equipment.

Cellar: A portion of a building, partly or entirely below grade, which has more than one-half of its height, measured from finished floor to finished ceiling, below the average finished grade of the ground adjoining the building.

Certificate of Occupancy: A statement under the State Building Code signed by the Inspector of Buildings, setting forth either that a building or structure complies with the Zoning Bylaw or that a building, structure or parcel of land may lawfully be employed for specified uses, or both.

Child Care Center: A facility operated on a regular basis by an entity licensed by the Massachusetts Department of Early Education and Care under G.L. c. 15D, § 1A, which may be known as a child nursery, nursery school, kindergarten, child play school, progressive school, child development center, pre-school, or known under any other similar name, which receives children not of common parentage under seven years of age, or under 16 years of age if they are children with special needs, for nonresidential custody and care during part or all of the day, separate from their parent(s).

Commercial Vehicle: Any truck, including but not limited to step vans and cube vans, or bus, or a registered motor vehicle including but not limited to passenger car, pickup truck, or passenger van on which is affixed any writing or logo to designate the business or professional affiliation of said vehicle, or where tools of said business or professional affiliation are visibly stored on the exterior of the vehicle, or a recreational vehicle used in conjunction with a business. A pickup truck not used for commercial purposes and on which there is no writing or logo to designate a business or professional

affiliation and which does not have tools visible on the outside shall not be considered a commercial vehicle for purposes of the bylaw.

Common Land: A parcel or parcels of outdoor space in a Planned Unit Development, maintained and preserved for outdoor uses, and designed and intended for the use or enjoyment of residents of the planned unit development, but not including parking areas or ways, public or private. Common land may contain such complementary structures and improvements as are necessary and appropriate for the benefit and enjoyment of residents of the planned unit development including walks, patios, benches, playground facilities, and terraced areas.

Conservation Land: A tract or patch of land reserved for the protection, development and promotion of natural resources and for the protection of watershed resources, as well as for use as open space or for passive outdoor recreation.

Consumer Service Establishment: Business such as lawnmower or bicycle repair, upholsterer, small tool and equipment rental, or small appliance repair.

Definitions Associated with Court

Court: An open, uncovered unoccupied space partially or wholly surrounded by the walls of a structure.

Court, Inner: A court surrounded on all sides by the exterior walls of a structure.

Court, Outer: A court having at least one side thereof opening onto a street, alley or yard or other permanent open space.

Deck: A roofless outdoor space built as an above-ground platform projecting from the wall of a building and connected by structural supports at grade or adjacent to the building structure.

District: A zoning district as established by Section 4 of this Bylaw.

Driveway: An area on a lot, not more than 20 feet wide, built for access to a garage or an off-street parking or loading space.

Definitions Associated with Dwelling

Apartment Building: A multi-family building designed or intended or used as the home or residence of four or more households, each in a separate dwelling unit, living independently of each other and who may have a common right in halls and stairways.

Dormitory: A dwelling, under the ownership or control of an educational, charitable or philanthropic organization which provides separate rooms or suites for the semi-permanent occupancy of individuals or groups of up to four individuals per room, with common bath and toilet facilities and without individual cooking facilities.

Dwelling: A privately or publicly owned permanent structure, whether owned by one or more persons or in condominium, or any other legal form which is occupied in whole or part as the home residence or sleeping place of one or more persons. The terms

"single-family," "two-family," "duplex", "three-family" or "multi-family" dwelling, or single-room occupancy building, shall not include hotel/motel, bed and breakfast, hospital, membership club, or mobile home.

Dwelling Unit: A separated portion of a building containing living, sleeping, housekeeping accommodations, and sanitary facilities for occupancy by one household.

Duplex Dwelling: A building containing two dwelling units joined side by side or front to back, sharing a common wall for all or substantially all of its height and depth; that is, in which no part of one dwelling unit is over any part of the other dwelling unit. A duplex shall be considered as one principal building occupying one lot for the purposes of determining yard requirements.

Multi-family Dwelling: A building containing 4 or more dwelling units.

Single-Family Dwelling. A house containing only one dwelling unit.

Single-Room Occupancy Building: A building with four or more rooms for occupancy by individuals not living as a single housekeeping unit, with shared cooking and living facilities and which may have individual or shared sanitation facilities. The term "single-room occupancy building" shall not include apartment buildings, hotels, nursing homes, dormitories, or assisted living residences

Three-Family Dwelling: A building containing three dwelling units.

Townhouse Structure: A row of at least three single-family attached dwelling units whose sidewalls are separated from other dwelling units by a fire separation wall or walls, and where each unit has its own at-grade access.

Two-Family Dwelling: A building containing two dwelling units, in which part of one dwelling unit is over part of the other dwelling unit.

Enclosed Entrance (or Vestibule): Anteroom, mudroom, or small foyer or lobby leading into a dwelling unit or leading into a larger space in a nonresidential building such as an entrance hall or interior common area.

Erected: The word erected shall include the words attached, built, constructed, reconstructed, altered, enlarged, and moved.

Essential Services: Services provided by a public utility or governmental agency through erection, construction, alteration, or maintenance of gas, electrical, steam, or water transmission or distribution systems and collection, communication, supply, or disposal systems, whether underground or overhead. Facilities necessary for providing essential services include poles, wires, drains, sewers, pipes, conduits, cables, fire alarm boxes, police call boxes, traffic signals, hydrants, and other similar equipment and accessories, but excluding buildings necessary for the furnishing of adequate service by the public utility or governmental agency for the public health, safety, or general welfare.

Family or Household: An individual or two or more persons related within the second degree of kinship, or by marriage or adoption living together as a single housekeeping unit and including necessary domestic help such as nurses or servants and further

including not more than three lodgers or roomers taken for hire. A group of individuals not related by blood or marriage, but living together as a single housekeeping unit, may constitute a household.

Farm (or Agriculture): As defined in G.L. c. 128, § 1A.

Flood Map: A map prepared by the Federal Emergency Management Administration (FEMA) designating approximate flood hazard areas. Flood hazard areas are designated as unnumbered A-Zones and do not contain floodway lines or regional flood elevations. This map forms the basis for both the regulatory and insurance components of the National Flood Insurance Program.

Floodway: The limits of flooding from a particular body of water caused by a storm whose frequency or occurrence is once in a given number of years, as determined by FEMA or a licensed professional acceptable to the Conservation Commission.

Floor Area Ratio: The ratio of the gross floor area to the total area of the lot.

Frontage: The front part of a building or lot abutting on a public or private way approved by the Town. Frontage shall be measured in a continuous line along the front lot line between the points at the intersections of the side lot lines with the front lot line.

Funeral Home: A building used for preparing the deceased for burial and arranging and managing funerals. A funeral home may include a funeral chapel.

Garage, Private: Any building or portion of a building, accessory to and located upon the same lot as a residential building or upon a lot in the same ownership and adjacent to the lot on which the served residential building is located, which is used for the keeping of a motor vehicle or motor vehicles and in which no business or industry dealing with sales, servicing, or repair of such vehicles is carried on.

Garage, Public: Any building used for the keeping of motor vehicles in which a business dealing with the storage of such vehicles is maintained either for profit or public service. Such business shall not involve the repair or servicing of any motor vehicles.

Gross Floor Area: The sum of the horizontal areas of the several stories of a building or buildings on a lot, measured from the exterior faces of exterior walls, or in the case of a common wall separating two buildings, from the centerline of such common wall. Refer to Section 5.3 for formula.

Ground-Mounted Solar Photovoltaic Installation: A solar photovoltaic system that is structurally mounted on the ground and is not roof-mounted, and does not exceed 20 feet in height.

Group Home: A dwelling, owned or leased by a state agency or a non-profit organization on behalf of a state agency, operated as a supervised residence for adults with severe disabilities, which may include educational, social, health care, and other supportive services.

Health Club: An establishment, operated for profit, providing space or facilities for physical exercise or for participating in sports activity.

Home Occupation: An accessory use which is carried on entirely within a dwelling unit, and is incidental and subordinate to the dwelling use which does not include retail sale of merchandise on the premises nor alter the residential character of the lot or building.

Hospital: An institution licensed by the Commonwealth of Massachusetts and certified by the American Hospital Association as an accredited hospital providing health services for in-patient and/or out-patient medical or surgical care of the sick or injured and including related facilities such as, but not limited to, laboratories, out-patient departments, central staff service facilities, and staff offices which are an integral part of the institution.

Hospital, Veterinary: A building providing for the diagnosis and treatment of ailments of animals other than human, including facilities for overnight care.

Hotel/Motel: A building in which lodging is offered for compensation, with or without associated amenities.

Inspector of Buildings: Inspector of Buildings (“Building Inspector”), Arlington, Massachusetts.

Junk: Any worn out, castoff, or discarded articles or material which is ready for destruction or has been collected or stored for salvage or conversion to some use.

Junk Yard: The use of more than 200 square feet of the area of any lot, whether inside or outside a building, or the use of any portion of any lot that joins any street, for the storage, keeping or abandonment of junk.

Loading Space: An off-street space used exclusively for loading and unloading of goods and materials from one vehicle.

Definitions Associated with Lot

Lot: An area or parcel of land or any part thereof, not including water area, in common ownership; designated on a plan filed with the Inspector of Buildings by its owner or owners as a separate lot and having boundaries identical with those recorded in the Middlesex County Registry of Deeds.

Lot, Corner: A lot at the junction of and abutting on two or more intersecting streets or ways, the interior angle or intersection of street lot lines or, in the case of a curved street, extended lot lines, being not more than 135 degrees.

Lot, Interior: A lot, the side lines of which do not abut on a street.

Lot, Nonconforming: A lot lawfully existing at the effective date of this Bylaw, or any subsequent amendment thereto, which is not in accordance with all provisions of this Bylaw. (See also Nonconformance)

Lot, Through: A lot, the front and rear lot lines of which abut streets; or a corner lot, two opposite lines of which abut streets.

Lot Line, Front: The property line dividing a lot from a street right-of-way. For purposes of this definition, neither the Minuteman Bikeway nor any railroad right-of-way shall be deemed to be a street right-of-way.

Lot Line, Rear: Any lot line which is parallel to or within 45 degrees of being parallel to a front lot line, except for a lot line that is itself a front lot line, and except that in the case of a corner lot the owner shall have the option of choosing which of the two lot lines that are not front lot lines is to be considered a rear lot line. In the case of a lot having no street frontage or a lot of odd shape, only the one lot line furthest from any street shall be considered a rear lot line.

Lot Line, Side: Any lot line not a front or rear lot line.

Manufacturing, Light: The manufacture, predominantly from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment, and packaging products, and incidental storage, sales, and distribution of the same, but excluding basic industrial processing, custom manufacturing, or artisanal fabrication.

Marquee: A rigid surface canopy structure projecting from a building over an exterior entrance thereto and used as a shelter from rain or sun.

Medical Marijuana Treatment Center: A not-for-profit establishment registered with the Commonwealth, also known as a “registered marijuana dispensary” (RMD) that acquires, cultivates, possesses, processes (including development of related products such as food, tinctures, aerosols, oils, or ointments), transfers, transports, sells, offers for sale, distributes, dispenses, or administers marijuana, products containing marijuana, related supplies, or educational materials to registered qualifying patients or their personal caregivers for medical purposes.

Membership Club: A social, sports, or fraternal association or organization which is used exclusively by members and their guests.

Mixed Use: A combination of two or more distinct land uses, such as commercial, lodging, research, cultural, artistic/creative production, artisanal fabrication, residential in a single multi-story structure to maximize space usage and promote a vibrant, pedestrian-oriented live-work environment.

Nonconformance: A condition that occurs when a lot, structure, building, sign, development, or land use that legally existed before the effective date of this Bylaw or any amendments to it does not conform to one or more of the regulations that currently applies to the district in which the lot, structure, building, sign, development, or use is located.

Definitions Associated with Office

Office, Business or Professional: A building or portion of a building used to provide services to customers or clientele, such as an insurance agency or a real estate office, or a service that involves some specialized skill or knowledge typically obtained through advanced education and training, such as an attorney or architect. The term “Office,

business or professional” shall not include medical offices for a physician, dentist, or other health care professionals. (See “Office, Medical or Clinic”.)

Office, Medical or Clinic: A building or portion of a building containing offices and facilities for providing medical, dental, psychiatric, and related health care services for outpatients only. “Office, Medical or Clinic” shall not include a hospital.

Definitions Associated with Open Space

Open Space: A yard including sidewalks, swimming pools, terraced areas, decks, play courts, and playground facilities; and not devoted to streets, driveways, off-street parking or loading spaces, or other paved areas.

Open Space, Landscaped: Open space designed and developed for pleasant appearance in trees, shrubs, ground covers and grass, including other landscaped elements such as natural features of the site, walks and terraces, and also including open areas accessible to and developed for the use of the occupants of the building located upon a roof not more than 10 feet above the level of the lowest story used for dwelling purposes.

Open Space, Usable: The part or parts of a lot designed and developed for outdoor use by the occupants of the lot for recreation, including swimming pools, tennis courts, or similar facilities, or for garden or for household service activities such as clothes drying; which space is at least 75% open to the sky, free of automotive traffic and parking, and readily accessible by all those for whom it is required. Such space may include open area accessible to and developed for the use of the occupants of the building, and located upon a roof not more than 10 feet above the level of the lowest story used for dwelling purposes. Open space shall be deemed usable only if at least 75% of the area has a grade of less than 8%, and no horizontal dimension is less than 25 feet. For newly constructed single-, two-family, and duplex dwellings with surface parking, no horizontal dimension shall be less than 20 feet.

Outdoor Storage Area: A space outside of a building which is used to keep merchandise for use, goods to be processed, or machinery for use.

Owner: The duly authorized agent, attorney, purchaser, devisee, trustee, lessee, or any person having vested or equitable interest in the use, structure or lot in question.

Parking, Accessory: Parking developed to serve the residents, occupants, employees, patrons, or other users of a building or use, or developed to meet requirements specified in Section 6.

Penthouse: An enclosed structure above the roof of a building, other than a roof structure, extending not more than 12 feet above the roof and occupying not more than 33.3% of the roof area.

Personal Service Establishment: Retail establishments primarily engaged in providing individual services generally related to personal needs such as but not limited to a

barber shop, hair salon, nail salon, drop-off/pick-up dry cleaning business or self-serve laundry, tailor, or shoe repair shop.

Phased Development: A development on one lot, or two or more adjoining lots in common ownership or common control for which special permits or building permits are sought within a period of two years from the first date of application for any special or building permits for the development.

Planned Unit Development: A development under unified control designed and planned to be constructed in a single operation or by a series of scheduled construction phases according to a special permit and an approved site development plan to accommodate one or more land uses.

Porch: A covered area projecting from and structurally connected to a building.

Recreational Trailer or Vehicle: A vehicular, portable unit designed for travel, camping, or recreational use, including but not limited to the following:

- a. **Travel Trailer:** A vehicular, portable dwelling unit built on a chassis, being of any length provided its gross weight does not exceed 4,500 pounds, or being of any weight provided its overall length does not exceed 28 feet.
- b. **Pick-Up Camper:** A portable dwelling unit designed to be mounted on a pick-up truck or chassis, whether or not so mounted.
- c. **Motorized Camper:** A portable dwelling designed and constructed as an integral part of a self-propelled vehicle.
- d. **Tent Trailer:** A folding structure, constructed of canvas, plastic or similar water repellant material, designed to be mounted on wheels to be used as a temporary dwelling.
- e. **Boat Trailer:** A vehicle without motive power, designed to be drawn by a motor vehicle and designed for the hauling or storage of a boat, aircraft, snowmobile or other recreational vehicle.

Repair: With respect to a building or structure, any construction which replaces materials and does not change the height, number of stories, size, use, or location of a structure.

Research and Development: An establishment used primarily for research, development, or testing of innovative information, concepts, methods, processes, materials, or products. This can include but not be limited to renewable or alternative energy research and development activities including the design, development, and testing of biological, chemical, electrical, magnetic, mechanical, and/or optical components in advance of product manufacturing. The accessory development, fabrication, and light manufacturing of prototypes, or specialized machinery and devices integral to research or testing may be associated with these uses.

Definitions Associated with Restaurants

Restaurant: An establishment where the principal activity is the service or sale of food or drink for on-premises consumption.

Restaurant, Drive-In Food Service: A fast-order food service establishment that provides convenient vehicular access and may provide service to customers while in their vehicles, and any fast-order food establishment which provides a greater number of parking spaces than is required by this Bylaw.

Restaurant, Fast-Order Food: An establishment whose primary business is the sale of food for consumption on or off the premises which is (a) primarily intended for immediate consumption rather than for use as an ingredient or component of meals; (b) available upon a short waiting time; and (c) packaged or presented in such a manner that it can be readily eaten outside the premises where it is sold.

Right-of-Way: The line determining the public limit or ownership on a street or highway.

Setback: The shortest horizontal distance from the front lot line to the nearest building wall or building part not specifically excluded in Section 5.

Shared Vehicle: A passenger vehicle, not to exceed 5,000 pounds gross vehicle weight rating, owned by a membership based entity which makes the vehicles available for rent by the hour or day to its members. Shared vehicles are parked at locations remote from the owner entity. Shared vehicles shall not display advertising other than accessory signage which shall not exceed four square feet in total.

Shed: A small accessory structure used for the storage of tools or equipment.

Definitions Associated with Signs

Sign: Any structure, device, letter, word, model, insignia, trade flag, streamer, display, emblem, or representation used as, or which is in the nature of, an advertisement, announcement, or direction, including illuminated signs within a window. Awnings, marquees, canopies, clocks, thermometers, and calendars shall be subject to the provisions of Section 6.2.

Sign, Accessory: Any sign that, with respect to the premises on which it is erected, advertises or indicates one or more of the following: the person occupying the premises, the business transacted on the premises, and directional or parking instructions, or the sale or letting of the premises or any part thereof.

Sign Area, Area of a Sign, Signage: The entire area within a single continuous perimeter, and a single plane, composed of a square, circle or rectangle which encloses the extreme limits of the advertising message or announcement or wording together with any frame, background, trim or other integral part of the display excluding the necessary supports or uprights on which such sign is placed. Sign area of a standing or pole sign is the entire area of one side of such sign such that two faces which are back to back are counted only once for the purposes of standing or pole sign area.

Sign, Awning: A sign applied directly to or incorporated as part of an awning.

- Sign, Bracket:** A sign mounted perpendicular to the building by means of a bracket, the design of which is meant to be decorative and integral to the sign's design, below which hangs the sign in a manner to withstand public or property damage from wind.
- Sign Canopy:** Roof-like covering, as a canvas, on a frame that is affixed to a building projecting over a sidewalk portion of a way, and carried by a frame supported upon the ground or sidewalk.
- Sign, Facing or Face:** The surface of a sign board, background area, and structural trim upon, against or through which a message is displayed or illustrated on the sign.
- Sign, Freestanding:** A sign not a part of or attached to any building but generally located elsewhere on a lot.
- Sign, Ground:** A free-standing sign located on or close to the ground, the top of which shall not be higher than 4 feet above the ground.
- Sign, Permanent:** Any sign as defined above, intended to be erected and maintained for more than 60 days.
- Sign, Portable:** A free-standing sign not permanently affixed, anchored, or secured to the ground or a structure on the lot it occupies, including trailered signs but excluding signs affixed to or painted on a vehicle.
- Sign, Projecting:** Any sign which is attached to a building or other structure and any part of which projects more than 12 inches from the wall surface of that portion of the building or structure in front of which the sign is positioned
- Sign, Roof:** Any sign erected, constructed and maintained upon or over the roof of any building.
- Sign, Standing or Pole:** A free-standing sign not exceeding 15 feet in height with 8 feet of clearance under the sign area and erected upon supporting devices or stands.
- Sign, Temporary:** Any sign, including its supporting structure intended to be maintained for a continuous period not to exceed 60 days.
- Sign, Wall:** A sign not exceeding 4 feet in height securely affixed to a wall projecting no more than 12 inches from and parallel to the face of such wall, not projecting beyond the building face fronting on a street or parking lot nor above the highest line of the building to which it is attached. A wall sign shall be no higher than the lowest of the following: 25 feet above grade; (b) the bottom of the sills of the first level of windows above the first story; or (c) the cornice line of the building at the building line. If attached to a parapet, a sign shall not exceed the height of the parapet.
- Sign, Primary Wall:** A sign on the building face fronting on a street or parking lot frontage.
- Sign, Secondary Wall:** A sign located on any building face fronting on a street or parking lot frontage other than that of the primary wall sign. The cumulative area of all secondary wall signs shall not exceed 50% of the maximum possible area of the primary wall sign.

Signs, Window: Signs intended to be viewed from the exterior that are painted or posted on an interior transparent or translucent surface including windows and doors, or interior to and within 12 inches of such a surface. The area of a window sign shall not exceed 25% of the area visible from the exterior of the building.

Notice: Temporary signs erected by a person, a town committee, student organization or non-profit organization for the purpose of advertising an individual yard sale, non-commercial public event, or lost pet.

Special Permit: A use of a structure or lot or any action upon a premises which may be permitted under this Bylaw only upon application to and the approval of the Zoning Board of Appeals or Arlington Redevelopment Board, as applicable, and in accordance with provisions of Section 3 of this Bylaw.

Special Permit Granting Authority: The Zoning Board of Appeals, or in the case of a special permit which qualifies for Environmental Design Review under Section 3 of this Bylaw, the Arlington Redevelopment Board.

Story: The portion of a building which is between one floor level and the next higher floor level or the roof. If a mezzanine floor area exceeds one-third of the area of the floor immediately below, it shall be deemed to be a story. A basement shall be deemed a story when its ceiling is 4 feet 6 inches or more above the finished grade. A cellar shall not be deemed a story. An attic shall not be deemed a story if unfinished and not used for human occupancy.

Story, Half: A story which is under a gable, hipped, or gambrel roof, where less than one half the floor area measured from the underside of the roof framing to the finished floor below has a clear height of 7 feet 3 inches or more.

Street: A public or private way which is 27 feet or more in right-of-way width, accepted or devoted to public use by legal mapping or by any other lawful procedure. It shall be synonymous with the word road, avenue, highway, and parkway, and other similar designations.

Structure: A combination of materials for permanent or temporary occupancy or use, such as a building, bridge, trestle, wireless communications facility, tower, framework, retaining wall, tank, tunnel, tent, stadium, reviewing stand, platform, swimming pool, shelter, pier, bin, fence, sign, shed, or the like.

Tract: A unit or contiguous units of land under single ownership or control.

Trailer: Any vehicle which is immediately portable, and is arranged, intended, designed, or used for sleeping, eating, or business, or is a place in which persons may congregate, including a mobile home, house trailer or camper. A trailer, whether immediately portable or no longer immediately portable because its wheels have been removed or skirts have been attached, shall not be considered a building in this Bylaw.

Definitions Associated with Use

Use: The purpose for which a structure or lot is arranged, designed, or intended to be used, occupied, or maintained.

Use, Accessory: A use incidental and subordinate to the principal use of a structure or lot, or a use, not the principal use, which is located on the same lot as the principal structure.

Use, Nonconforming: A use lawfully existing at the time of adoption of this Bylaw or any subsequent amendment thereto which does not conform to one or more provisions of this Bylaw. (See also, Nonconformance.)

Use, Principal: The main or primary purpose for which a structure or lot is designed, arranged or intended, or for which it may be used, occupied, or maintained under this Bylaw.

Use, Substantially Different: A use which because of its normal operation would cause readily observable differences in patronage, service, appearance, noise, employment, or similar characteristics from the use to which it is being compared.

Variance: A departure from the terms of this Bylaw as the Board of Appeals may authorize under this Bylaw and G.L. c. 40A, § 10.

Wireless Communications Facility: An assemblage of equipment intended to receive and/or transmit radio waves for providing wireless communications consisting of, but not limited to, antennas and mounting brackets, antenna support structures, electrical equipment in cabinets or enclosed shelters or in other enclosed space, co-axial cables and back-up power equipment or generators.

Definitions Associated with Yard

Yard: An open space unobstructed from the ground up, on the same lot with a principal building, extending along a lot line or front lot line and inward to the principal building. The size of a required yard shall be measured as the shortest distance between the line of the building wall (or building part not specifically excluded under this Bylaw) and a lot line. Structures that are below the finished lot grade shall not be deemed to occupy required yards.

Yard, Front: A yard extending for the full width of the lot between the front line of the nearest building wall and the front lot line.

Yard, Rear: A yard, unoccupied except by an accessory structure or accessory use as herein permitted, extending for the full width of the lot between the rear line of the nearest building wall and the rear lot line.

Yard, Side: A yard unoccupied, except by an accessory structure or use as herein permitted, between the line of the building wall and a side lot line extending from the front yard to the rear yard. In the case of a lot having no street frontage or a lot of odd shape, any yard that is not a front yard or a rear yard shall be considered a side yard.

Zoning Board of Appeals: The Zoning Board of Appeals of the Town of Arlington, Massachusetts ("Board of Appeals" or "ZBA").

SECTION 3. ADMINISTRATION AND ENFORCEMENT

3.1 BUILDING INSPECTOR; ENFORCEMENT

- A. The Building Inspector appointed under the provisions of G.L. c. 143 is hereby designated and authorized as the officer charged with the interpretation and enforcement of this Bylaw.
- B. No person shall erect, construct, reconstruct, convert, or alter a structure, or change the use, increase the intensity of use, or extend or displace the use of any structure or lot without applying for and receiving the required permit(s) from the Building Inspector.
- C. No premises and no building erected, altered, or in any way changed as to construction or use under a permit or otherwise, shall be occupied or used without a certificate of occupancy issued by the Building Inspector. No certificate of occupancy shall be issued until the premises, structure, and its uses and accessory uses comply in all respects with this Bylaw. If applicable, a site plan certificate of completion shall be issued.

3.1.2. Enforcement.

- A. Any person may file a written request to the Building Inspector for enforcement of this Bylaw with reference to an alleged violation, as provided in G.L. c. 40A, § 7. If upon investigation and inspection the Building Inspector finds evidence of a violation, the Building Inspector shall give written notice to the owner and occupant of said premises and demand that such violation be abated within such time as the Building Inspector deems reasonable. The notice and demand may be given by mail, addressed to the owner at the address as it then appears on the records of the Board of Assessors, and to the occupant at the address of the premises.
- B. If after notice and demand the violation has not been abated within the time set by the Building Inspector, the Building Inspector shall institute appropriate action or proceedings in the name of the Town of Arlington to prevent, correct, restrain, or abate such violation.
- C. If the Building Inspector determines that there is no violation, the Building Inspector shall give written notice of the decision to the complaining person within 14 days after the receipt of such request.

3.1.3. Appeal

An appeal to the Board of Appeals may be taken by any person aggrieved due to inability to obtain a permit or enforcement action from the Building Inspector, as provided in G.L. c. 40A, § 8, as amended.

3.1.4. Penalty.

- A. If the notice of violation is not complied with according to the time specified in the notice, the Building Inspector may, in accordance with G.L. c. 40, Section 21D, institute a non-criminal complaint(s) with penalty. Each day in which a violation exists shall be deemed a separate offense.
- B. The Building Inspector may, with the approval of the Board of Selectmen, institute the appropriate criminal action or proceeding at law or in equity to prevent any unlawful action, use or condition, and to restrain, correct or abate such violation. Penalties for violations may, upon conviction, be affixed for each offense. Each day, or portion of a day, in which a violation exists shall be deemed a separate offense.

3.2 ZONING BOARD OF APPEALS

3.2.1. Establishment.

There shall be a Zoning Board of Appeals (“Board of Appeals”) consisting of five members and two associate members appointed by the Board of Selectmen. All members of the Board shall be Arlington residents, one member shall be an attorney-at-law, and at least one of the remaining members shall be a registered architect or a registered professional engineer. The appointment, service, and removal or replacement of members and associate members and other actions of the Board of Appeals shall be as provided for in G.L. c. 40A.

3.2.2. Powers.

The Board of Appeals shall have the following powers:

- A. To hear and decide appeals in accordance with G.L. c. 40A, § 8, as amended.
- B. To hear and decide, in accordance with the provisions of G.L. c. 40A, § 9, applications for special permits when designated as the special permit granting authority herein.
- C. To hear and decide, in accordance with the provisions of G.L. c. 40A, § 6, applications for special permits to change, alter, or extend lawfully pre-existing non-conforming uses and structures to the extent allowed by Section 5.5.
- D. To hear and decide petitions for variances in accordance with G.L. c. 40A, § 10.
- E. To hear and decide applications for comprehensive permits for construction of low or moderate-income housing, as set forth in G.L. c. 40B, §§ 20-23.

3.2.3. Rules and Regulations

The Board of Appeals shall adopt rules and regulations for the administration of its powers and shall file a copy of such regulations with the Town Clerk. The Board’s regulations shall include rules for hiring outside consultants.

3.2.4. Fees

The Board of Appeals may adopt reasonable administrative fees and fees for employing outside consultants to assist the Board with its review of special permits, variances, administrative appeals, and applications for comprehensive permits in accordance with its regulations, in accordance with G.L. c. 44, § 53G and § 53G-1/2.

3.2.5. Repetitive Petitions

No appeal, or petition for a variance from the terms of this Bylaw denied by the Board of Appeals, or special permit denied by either the Board of Appeals or Arlington Redevelopment Board shall be considered again on its merits within two years from after the date of denial action except under the following circumstances:

- A. At least all but one member of the Arlington Redevelopment Board votes to allow the refile of the application, and
- B. The Board that denied the initial application then finds, by a unanimous vote of a board of three members or by a vote of four members of a board of five members or two-thirds vote of a board of more than five members, specific and material changes in the conditions upon which the previous unfavorable action was based.

3.3 SPECIAL PERMITS

3.3.1. Special Permit Granting Authority

In this Bylaw, the Board of Appeals and Arlington Redevelopment Board have the power to grant special permits. The appropriate special permit granting authority is specifically designated where applicable.

3.3.2. Procedures

- A. Application for a special permit shall be filed in accordance with the rules and regulations of the special permit granting authority and G.L. c. 40A.
- B. Public Hearing. The special permit granting authority shall hold a public hearing within 65 days of receipt of a special permit application, and shall issue and file a decision no later than 90 days from the date of the public hearing. Notification requirements for a public hearing shall be in accordance with G.L. c. 40A, § 11.

3.3.3. Decision Criteria

Unless otherwise specified herein, special permits shall be granted by the special permit granting authority only upon its written determination that the adverse effects of the proposed use will not outweigh its beneficial impacts to the town or the neighborhood, in view of the characteristics of the site and of the proposal in relation to that site. The determination shall include findings that all of the following criteria for granting a special permit are met:

- A. The use requested is listed as a special permit use in the use regulations for the applicable district or is so designated elsewhere in this Bylaw.

- B. The requested use is essential or desirable to the public convenience or welfare.
- C. The requested use will not create undue traffic congestion or unduly impair pedestrian safety.
- D. The requested use will not overload any public water, drainage or sewer system or any other municipal system to such an extent that the requested use or any developed use in the immediate area or in any other area of the Town will be unduly subjected to hazards affecting health, safety or the general welfare.
- E. Any special regulations for the use as may be provided in this Bylaw are fulfilled.
- F. The requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health or welfare.
- G. The requested use will not, by its addition to a neighborhood, cause an excess of the use that could be detrimental to the character of said neighborhood.

3.3.4. Special Permit Conditions

Special permits may be granted with such reasonable conditions, safeguards, or limitations on time or use, including performance guarantees, as the special permit granting authority may deem necessary to serve the purposes of this Bylaw. Such conditions may include but shall not be limited to the following:

- A. Dimensional standards more restrictive than those set forth in Section 7 of this Bylaw;
- B. Screening buffers or planting strips, fences, or walls;
- C. Modification of the exterior appearance of the structures;
- D. Limitation upon the size, number of occupants, method and time of operation, time duration of permit, or extent of facilities;
- E. Limitations on signage, noise, or hours of operation of construction equipment;
- F. Regulation of number and location of driveways, or other traffic features;
- G. Off-street parking or loading or other special features beyond the minimum required by this Bylaw;
- H. Deadline to commence construction;
- I. Requirements pertaining to integrated emergency or alarm systems, maintenance, landscaping, dust control, bond or other performance guarantee;
- J. Requirements for independent monitoring, at the expense of the applicant, and reporting to the Building Inspector, if necessary to ensure continuing compliance with the conditions of a special permit or of this Bylaw;
- K. Limitation on the term or duration of a special permit, with or without automatic renewals, to the extent allowed by law;

- L. Other limitations as may be reasonably related to reducing any adverse impact on, or increasing the compatibility of the proposed use, structure or activity with, the surrounding area.

3.3.5. **Recording; Lapse**

- A. Special permits or any extension, modification or renewal thereof shall not take effect until a copy of the decision bearing the certification of the Town Clerk that 20 days have elapsed after the decision has been filed in the office of the Town Clerk and either that no appeal has been filed or the appeal has been filed within such time. Proof of recording with the Middlesex South Registry of Deeds or Registry District of the Land Court, as applicable, shall be presented to the Building Inspector.
- B. Special permits shall lapse within three years, which shall not include such time required to pursue or await the determination of an appeal under G.L. c. 40A, § 17, from the grant thereof, if a substantial use thereof has not sooner commenced except for good cause, or, in the case of a special permit for construction, if construction has not begun by such date except for good cause.

3.4 **ENVIRONMENTAL DESIGN REVIEW**

3.4.1. **Purposes**

The purpose of Section 3.4 is to provide individual detailed review of certain uses and structures that have a substantial impact on the character of the town and on traffic, utilities, and property values, thereby affecting the public health, safety and general welfare. The environmental design review process is intended to promote the purposes in Section 1.

3.4.2. **Applicability**

In any instance where a new structure, or a new outdoor use, or an exterior addition or a change in use (a) requires a building permit and special permit in accordance with use regulations for the applicable district or (b) alters the façade in a manner that affects the architectural integrity of the structure, and c) is one of the uses listed below, the special permit shall be acted upon by the Arlington Redevelopment Board in accordance with the environmental design review procedures and standards of this Section 3.4.

- A. Construction or reconstruction on a site abutting any of the following: Massachusetts Avenue, Pleasant Street, Mystic and Medford Streets between Massachusetts Avenue and Chestnut Street, Broadway, or the Minuteman Bikeway.
- B. Six or more dwelling units on the premises, whether contained in one or more structures or on one or more contiguous lots, to be constructed within a two-year period.
- C. Gasoline service stations.
- D. Single-room occupancy building or bed and breakfast, with more than 5,000 square feet of gross floor area or with 10 or more parking spaces.

- E. Nonresidential uses and hotels/motels in a nonresidential district with more than 10,000 square feet of gross floor area or with 20 or more parking spaces.
- F. Nonresidential uses in a residential district with more than 5,000 square feet of gross floor area or with 10 or more parking spaces.
- G. Mixed-Use
- H. Outdoor uses.
- I. Temporary, seasonal signage in accordance with an overall signage plan at a fenced athletic field with one or more permanent structures to seat more than 300 persons, which signage may be in effect between March 15 and December 15 of any calendar year.
- J. Any use permitted as a right or by special permit in the Planned Unit Development District and the Multi-Use District.
- K. Parking in the Open Space District.
- L. Medical Marijuana Treatment Center.
- M. Use of land or structures for religious purposes or for educational purposes on land owned or leased by the commonwealth or any of its agencies, subdivisions or bodies politic or by a religious sect or denomination, or by a nonprofit educational corporation; or the use of land or structures for a child care facility; provided, however, that the Board's authority shall be limited to reasonable regulation of the bulk and height of structures and determining yard sizes, lot area, setbacks, open space, parking, and building coverage requirements.

3.4.3. **Procedures**

- A. Application. Applicants shall submit an application for Environmental Design Review in accordance with the Arlington Redevelopment Board's rules and regulations.
- B. The Board shall hold a public hearing in accordance with Section 3.3 of this Bylaw and G.L. c. 40A, §§ 9 and 11.
- C. The Board shall refer the application to the Department of Planning and Community Development ("Department"), which shall prepare and submit written reports with recommendations to the Board before or at the public hearing. The Board shall not take final action on the special permit application until it has received the Department's report or until 35 days have elapsed after submittal of the proposal to the Department. Failure of the Department to submit written reports or to give an oral report at the public hearing shall not invalidate action by the Board.
- D. A favorable decision by the Board shall require the votes of at least four members.
- E. The Board shall not deny a special permit under this Section 3.4 unless it finds that the proposed use does not comply with the Environmental Design Review Standards listed below to such a degree that such use would result in a substantial adverse

impact upon the character of the neighborhood or the town, and upon traffic, utilities, and public or private investments, thereby conflicting with the purposes of this Bylaw.

3.4.4. Environmental Design Review Standards

The following standards shall be used by the Board and the Department in reviewing site and building plans. The standards are intended to provide a frame of reference for the applicant in the development of site and building plans as well as a method of review for the reviewing authority. They shall not be regarded as inflexible requirements and they are not intended to discourage creativity, invention, and innovation.

The specification of one or more architectural styles is not included in these standards. The Board may adopt design guidelines to supplement these standards in order to administer this Section 3.4, and maintain those guidelines on file with the Department and the Town Clerk. The standards of review outlined in subsections A through K below shall also apply to all accessory buildings, structures, free-standing signs and other site features, however related to the major buildings or structures.

- A. **Preservation of Landscape.** The landscape shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal, and any grade changes shall be in keeping with the general appearance of neighboring developed areas.
- B. **Relation of Buildings to Environment.** Proposed development shall be related harmoniously to the terrain and to the use, scale, and architecture of existing buildings in the vicinity that have functional or visual relationship to the proposed buildings. The Arlington Redevelopment Board may require a modification in massing to reduce the effect of shadows on abutting property in an R0, R1 or R2 district or on public open space.
- C. **Open Space.** All open space (landscaped and usable) shall be so designed as to add to the visual amenities of the vicinity by maximizing its visibility for persons passing the site or overlooking it from nearby properties. The location and configuration of usable open space shall be so designed as to encourage social interaction, maximize its utility, and facilitate maintenance.
- D. **Circulation.** With respect to vehicular, pedestrian and bicycle circulation, including entrances, ramps, walkways, drives, and parking, special attention shall be given to location and number of access points to the public streets (especially in relation to existing traffic controls and mass transit facilities), width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, access to community facilities, and arrangement of vehicle parking and bicycle parking areas, including bicycle parking spaces required by Section 8.13 that are safe and convenient and, insofar as practicable, do not detract from the use and enjoyment of proposed buildings and structures and the neighboring properties.
- E. **Surface Water Drainage.** Special attention shall be given to proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Available Best Management Practices for the site should be employed, and include site planning to minimize impervious surface and reduce clearing and re-grading. Best Management Practices may include erosion

control and stormwater treatment by means of swales, filters, plantings, roof gardens, native vegetation, and leaching catch basins. Stormwater should be treated at least minimally on the development site; that which cannot be handled on site shall be removed from all roofs, canopies, paved and pooling areas and carried away in an underground drainage system. Surface water in all paved areas shall be collected at intervals so that it will not obstruct the flow of vehicular or pedestrian traffic, and will not create puddles in the paved areas.

In accordance with Section 10.11, b, the Board may require from any applicant, after consultation with the Director of Public Works, security satisfactory to the Board to insure the maintenance of all stormwater facilities such as catch basins, leaching catch basins, detention basins, swales, etc. within the site. The Board may use funds provided by such security to conduct maintenance that the applicant fails to do.

The Board may adjust in its sole discretion the amount and type of financial security such that it is satisfied that the amount is sufficient to provide for the future maintenance needs.

- F. Utility Service. Electric, telephone, cable TV and other such lines and equipment shall be underground. The proposed method of sanitary sewage disposal and solid waste disposal from all buildings shall be indicated.
- G. Advertising Features, subject to the provisions of Section 6.2 below. The size, location, design, color, texture, lighting and materials of all permanent signs and outdoor advertising structures or features shall not detract from the use and enjoyment of proposed buildings and structures and the surrounding properties.
- H. Special Features. Exposed storage areas, exposed machinery installations, service areas, truck loading areas, utility buildings and structures, and similar accessory areas and structures shall be subject to such setbacks, screen plantings or other screening methods as shall reasonably be required to prevent their being incongruous with the existing or contemplated environment and the surrounding properties.
- I. Safety. With respect to personal safety, all open and enclosed spaces shall be designed to facilitate building evacuation and maximize accessibility by fire, police, and other emergency personnel and equipment. Insofar as practicable, all exterior spaces and interior public and semi-public spaces shall be so designed as to minimize the fear and probability of personal harm or injury by increasing the potential surveillance by neighboring residents and passersby of any accident or attempted criminal act.
- J. Heritage. With respect to Arlington's heritage, removal or disruption of historic, traditional or significant uses, structures, or architectural elements shall be minimized insofar as practicable, whether these exist on the site or on adjacent properties.
- K. Microclimate. With respect to the localized climatic characteristics of a given area, any development which proposes new structures, new hard-surface ground coverage, or the installation of machinery which emits heat, vapor, or fumes, shall endeavor to minimize, insofar as practicable, any adverse impact on light, air, and water resources, or on noise and temperature levels of the immediate environment.

- L. Sustainable Building and Site Design. Projects are encouraged to incorporate best practices related to sustainable sites, water efficiency, energy and atmosphere, materials and resources, and indoor environmental quality. Applicants must submit a current Green Building Council Leadership in Energy and Environmental Design (LEED[®]) checklist, appropriate to the type of development, annotated with narrative description, that indicates how the LEED[®] performance objectives will be incorporated into the project.

SECTION 4. ESTABLISHMENT OF DISTRICTS

4.1 DISTRICTS

For purposes of this Bylaw, the Town of Arlington is divided into the following districts:

4.1.1. Use Districts

A. Residential

- (1) Residence 0 (R0)
- (2) Residence 1 (R1)
- (3) Residence 2 (R2)
- (4) Residence 3 (R3)
- (5) Residence 4 (R4)
- (6) Residence 5 (R5)
- (7) Residence 6 (R6)
- (8) Residence 7 (R7)

B. Business

- (1) Business 1 (B1)
- (2) Business 2 (B2)
- (3) Business 2A (B2A)
- (4) Business 3 (B3)
- (5) Business 4 (B4)
- (6) Business 5 (B5)

C. Other Districts

- (1) Industrial (I)
- (2) Multi-Use (MU)
- (3) Planned Unit Development (PUD)
- (4) Transportation (T)
- (5) Open Space (OS)

4.1.2. Overlay Districts (Reserved)

4.2 ZONING MAP

Zoning districts are shown on a map entitled "Zoning Map of the Town of Arlington" (the Zoning Map) on file in the Office of the Town Clerk and the Department of Planning and Community Development. The district boundaries shown on the Zoning Map, including an overlay map entitled "Wetland and Floodplain Overlay" are part of this bylaw. The Zoning Map may include geographical features, streets, notations, and such other information to keep the map current and to facilitate orientation.

4.2.1. Interpretation of District Boundaries

The location of district boundaries shown on the Zoning Map shall be determined as follows:

- A. Where a boundary is indicated as a street, alley, railroad, transit right-of-way, watercourse or other body of water, it shall be construed to be the centerline or middle thereof, or where such boundary approximates a Town boundary, then to the limits of the Town boundary.
- B. Where a boundary is indicated as following approximately or parallel to a street, railroad, rapid transit right-of-way, watercourse, or other body of water, it shall be construed to be parallel thereto and at such distance therefrom as shown on the Zoning Map. If no dimension is given, such distance shall be determined using the scale shown on the Zoning Map.
- C. Where a dimensioned boundary or the actual property boundary coincides within 10 feet or less with a lot line, the boundary shall be construed to be the lot line.
- D. Where a boundary is indicated as intersecting the centerline of a street, railroad, watercourse or other water body, and unless it is otherwise indicated, it shall be construed to intersect at right angles to said centerline or, in the case of a curved centerline, to the tangent to the curve at the point of intersection.
- E. The abbreviation "PL" means property line as shown on the Town Assessor's Map as in effect at the effective date of this Bylaw. The abbreviation "PL," when used in conjunction with a subsequent amendment to this Bylaw, shall mean a property line as shown on the Town Assessor's Map as in effect at the effective date of such amendment.
- F. The abbreviation "CL" means "Centerline" and "CI" means "Center of Intersection."
- G. Whenever any uncertainty exists as to the exact location of a boundary line, the interpretation made by the Inspector of Buildings shall control pending appeal.

SECTION 5. DISTRICT REGULATIONS

5.1 GENERAL PROVISIONS

No building or structure shall be erected and no building or structure, or land or water area shall be used for any purpose or in any manner except in accordance with this Bylaw.

5.2 USE REGULATIONS APPLICABLE IN ALL DISTRICTS

5.2.1. Permitted in All Districts

The following uses are permitted in all districts:

- A. Federal government use.
- B. Property of the Commonwealth to the extent exempt from local zoning under state law.
- C. Uses to the extent protected or exempt pursuant to G.L. c. 40A, Section 3 or other state law.

5.2.2. Prohibited Uses

- A. Any use not listed in the Tables of Uses for various districts in Section 6 or otherwise allowable under the provisions of this Bylaw is prohibited.
- B. All uses that pose a present or potential hazard to human health, safety, welfare, or the environment through emission of smoke, particulate matter, noise or vibration, or through fire or explosive hazard, or glare, are expressly prohibited in all districts.

5.2.3. Accessory Uses

An accessory use shall not alter the character of the premises on which it is located or have an adverse impact on the surrounding area.

5.3 DIMENSIONAL REGULATIONS APPLICABLE IN ALL OR MULTIPLE DISTRICTS

5.3.1. Lot Area Per Dwelling Unit

Minimum lot area per dwelling unit shall control the maximum number of dwelling units, of all types, that can be constructed on contiguous land under one ownership in one zoning district. In the business (B) districts, where a lot may contain both residential and nonresidential principal structures, the maximum number of dwelling units is computed by dividing the total land area by the minimum lot area per dwelling unit. Land in lower density districts used for buildings in higher density districts shall not be included in the calculation of minimum lot area per dwelling unit for dwellings in the higher density district.

5.3.2. Reduction of Lot Areas and Separation of Lots

- A. The lot or yard areas required for any new building or use may not include any part of a lot that is required by any other building or use to comply with any provisions of this Bylaw, nor may these areas include any property of which the ownership has been transferred after the effective date of this Bylaw if the property was a part of the area required for compliance with the dimensional regulations applicable to the lot from which such transfer was made.
- B. Lots separated or transferred in ownership must upon transfer either comply with the provisions of this Bylaw or be deemed noncompliant.

5.3.3. Spacing of Residential and Other Buildings on One Lot

- A. Where two or more main buildings to be used as dwellings are proposed for construction on property in one ownership or where one or more of the buildings are proposed on land where there are one or more existing residential buildings, the required front, side, and rear yards shall be provided between each building and assumed lot lines shown upon the building permit application. However, the Board of Appeals or, for projects requiring Environmental Design Review, the Arlington Redevelopment Board, may grant a special permit to modify the yard dimensions between buildings designed and intended to remain under common ownership and management where it is demonstrated that there will result light and air of a standard no lower than would result from compliance with either Board's minimum requirements.
- B. When a permitted main building to be used as a dwelling is to be located on the same lot with and to the rear of a permitted nonresidential building (including a mixed-use building with commercial uses on the ground floor and residential uses above), each building shall be independently provided with all required front, side, and rear yards, and required lot area; and the distance between such buildings shall not be less than twice the required rear yard depth.

5.3.4. Spacing of Nonresidential Buildings on the Same Lot

- A. Where two or more main buildings for nonresidential uses are proposed for construction on property in one ownership, the minimum required front, side, and rear yards shall be met only at lot lines abutting other property.
- B. For buildings in educational or religious use, the maximum floor area ratio requirements shall be less restrictive than as specified for the district in the following respects:
 - (1) Where several lots in one ownership and in the same use district are separated from each other only by an adjacent street or intersecting adjacent streets, the area of all lots may be aggregated in calculating floor area ratio.
 - (2) The maximum floor area ratio shall be increased by one percent for each 2,000 square feet of lot area exceeding the lot size minimum for the district under consideration, up to 50%.

The Board of Appeals or Arlington Redevelopment Board, as applicable, may approve further modifications in the district's dimensional requirements to the extent necessary to allow reasonable development of such a use in general harmony with other uses permitted and as regulated in the vicinity.

5.3.5. Land Area Included in Calculation of Floor Area Ratio

Land area to be included in calculating the maximum floor area shall include all contiguous lots under one ownership located in zoning districts with the same or greater maximum floor area ratio. Lots in a district with a lower maximum floor area ratio than an abutting district shall not be included in the calculation of a maximum floor area for any lot in the district with the higher maximum floor area ratio.

5.3.6. Exceptions to Maximum Floor Area Ratio Regulations (Bonus Provisions)

- A. The Board of Appeals or the Arlington Redevelopment Board, as applicable, may grant a special permit subject to the standards in Section 3.3 or 3.4, as appropriate, to allow a maximum gross floor area higher than is permitted in the district, subject to the procedures, limitations, and conditions specified below, for a lot (or part of a lot) which meets the following basic requirements:
 - (1) The lot (or part of a lot) is in a district with a floor area ratio of 1.2 or greater.
 - (2) The lot (or part of a lot) is not less than 20,000 square feet when the principal use is residential. When the principal use is non-residential, no minimum lot size is required provided all other provisions of this Section 5.3.5 are satisfied.
 - (3) Nonresidential properties listed as contributing structures in National Register Historic Districts shall be allowed an increase in floor area ratio up to a maximum of 2.6 by special permit.
- B. To aid the special permit granting authority in making the required findings, the applicant shall submit the materials required by 3.4 in addition to the usual drawings at the time of application.
- C. The additional gross floor area granted in accordance with this Section 5.3.5 shall not exceed the following percentages of the gross floor area permitted in the applicable district except for buildings in Subsection C above.

	R7, B5 Districts	R6, B2A, B4 Districts
Maximum Allowable:	33%	25%
Each Condition:		
Large lot	25%	20%
Low or moderate income	25%	20%
Extra open space	15%	10%
Public access	15%	10%
Preservation of landmarks	15%	10%
Large dwelling units	10%	5%

- D. The special permit granting authority may approve additional gross floor area where any of the following conditions apply, subject to the limitations in Subsection C and in accordance with the goals of the Arlington Master Plan. The additional gross floor

area shall be calculated separately for each condition based upon the gross floor area permitted in the applicable district.

- (1) For a lot that exceeds 20,000 square feet in area, additional gross floor area may be allowed calculated by increasing the floor area ratio for the district by one percent for each 1,500 square feet of lot area in excess of 20,000 square feet.
- (2) Where dwelling units are affordable housing units, the gross floor area for each affordable unit may be allowed in excess of the gross floor area for the district.
- (3) Where landscaped open space or usable open space is provided in excess of the minimum required in the district, additional gross floor area may be allowed at the rate of two square feet of gross floor area for each one square foot of either kind of open space in excess of the minimum requirements. The minimum requirements shall have been calculated based upon the aggregate of gross floor area allowable as a result of calculations from all applicable subparagraphs.
- (4) For a dwelling with an average gross floor area per dwelling unit more than 1,100 square feet, excess gross floor area may be allowed above the maximum for the district. Any gross floor area to be used for offices or other nonresidential principal use shall not be included in calculating the average gross floor area per dwelling unit.
- (5) When usable land is deeded or an easement granted for public access and use, additional gross floor area may be allowed at the ratio of 10 square feet of gross floor area to one square foot of such land. Land so deeded or controlled by easement shall not be counted toward minimum lot size, lot area per dwelling unit, or open space requirements, nor shall it be included with land in calculating total permissible gross floor area from the resulting floor area ratio.
- (6) When architecturally or historically significant buildings, as listed in the “Inventory of Historically or Architecturally Significant Properties in the Town of Arlington”, are preserved, additional gross floor area may be allowed at the rate of eight square feet of gross floor area to each one square foot of gross floor area of the preserved building. As applied in this section, preservation shall mean restoration of the building and maintaining it on the site, or relocation to an available site.

5.3.7. Screening and Buffers: Industrial and Business Districts and Parking Lots

- A. Screening and space buffers shall be required in any industrial (I) or business (B) district that abuts certain buildable residential lots. The minimum width of the buffer shall be as follows:

I or B District	Abutting R District	Minimum Buffer
I, B5	R0 through R5	25 ft
B3, B2A, B4	R0 through R5	25 ft
I	R6 through R7	10 ft
B1, B2	R0 through R5	10 ft

The strip shall contain a screen of plantings not less than three feet wide and six feet high at the time of occupancy of such lot. Individual shrubs or trees shall be planted not more than 20 feet on center and shall be maintained by the owner or occupants so as to maintain a dense screen year-round. At least 50 percent of the plantings shall consist of evergreens and they shall be evenly spaced. A solid wall or solid wooden fence, five to six feet high, complemented by suitable plantings, may be substituted for one-half the required width of such landscaped buffer strip; however, provisions of this section shall not supersede the minimum setbacks for parking lots per Section 6.1 nor the minimum yard requirements of the district. No screen shall be closer than 10 feet to a public or private way. Where deemed appropriate by the property owner and immediate abutters, and as approved by the Building Inspector, another wall or fence height or fence type, including but not limited to coated chain link or "wrought iron" types may be substituted for the required wall or fence.

- B. For any area used for the parking of more than five vehicles, the screening provisions of Section 6.1, Off-Street Parking and Loading, shall apply.

5.3.8. Corner Lots and Through Lots

- A. A corner lot shall have minimum street yards with depths which shall be the same as the required front yard depths for the adjoining lots.
- B. At each end of a through lot, there shall be a setback depth required which is equal to the front yard depth required for the district in which each street frontage is located.

5.3.9. Projections into Minimum Yards

- A. Projecting eaves, chimneys, bay windows, balconies, open fire escapes, and enclosed entrances not more than 25 square feet in floor area or more than one story high which do not project more than three and one-half feet beyond the line of the foundation wall may extend beyond the minimum yard regulations otherwise provided for the district in which the structure is built. Enclosed entrances larger than that allowed above may extend into the minimum yard regulations otherwise provided for the district by special permit.
- B. Unenclosed steps, an unroofed porch and the like, which do not project more than 10 feet in the front yard, or more than five feet in the side yard beyond the line of the foundation wall may extend beyond the minimum yard regulations otherwise provided for the district in which the structure is built. Unenclosed steps, unroofed porches and the like which do not project more than 10 feet into the required rear yard

and are not closer to the lot line than half the size of the required yard, may extend beyond the minimum yard regulations otherwise provided for the district in which the structure is built

- C. Second story additions within the required front yard setback may extend no more than one foot beyond the existing building wall.

5.3.10. Average Setback Exception to Minimum Front Yard; All R Districts

Where the required lot frontage of developed residential lots along a block amounts to more than 50% of the block frontage, and where said development has an average setback less than that required by this bylaw, then any vacant lot setback for a residential use may be reduced to said average of the existing development.

5.3.11. Dimensional Requirements for Courts

Inner courts shall be permitted in any building. Where an outer court is enclosed by apartment wings, a distance equal to twice the required side yard in the district shall be provided between the wings, but not less than 25 feet.

5.3.12. Traffic Visibility

- A. Across Street Corners. Between the property lines of intersecting streets and a line joining points on the property lines 20 feet distant from their point of intersection or in the case of a rounded corner, the point of intersection of their tangents, no building or structure in any R district may be erected and no vegetation other than shade trees may be maintained between a height of three feet and seven feet above the plane through their curb grades.
- B. Visibility for Driveways. A fence, hedge, wall, sign or other structure or vegetation may be maintained on any lot provided that in the front yard area, no such structure or vegetation shall be over two and one-half feet in height above the adjacent ground within five feet of the front lot line unless it can be shown that the vegetation or structure will not restrict visibility in such a way as to hinder the safe entry of a vehicle from any driveway to the street.

5.3.13. Accessory Underground Structures

- A. Any accessory structure or any part of a main structure or building which is located entirely beneath the surface of the ground at the natural grade level may extend into a required front, side, or rear yard except that in any situation where landscaped open space is required, no underground structure or building shall be located beneath more than 50% of the required landscaped open space, nor nearer to any lot line for more than 75% of the length of the lot line.

5.3.14. Yards for Townhouse Structures

- A. One townhouse structure shall be separated from the end of another townhouse structure by a distance not less than two times the minimum side yard of the district in which the site is located.
- B. When two townhouse structures are placed face to face or back to back and are parallel or within 45 degrees of parallel, they shall be separated by a distance not less

than the sum of the minimum front and rear yards specified for the district in which they are located.

5.3.15. Buildings of Uneven Height or Alignment

- A. Where a building is not of the same height throughout its length parallel (or within 45 degrees of parallel) to any lot line, but where it is in one alignment along said length, required yards and setbacks shall be either $(H^1 + L^1)/6$ or $(H^2 + L^2)/6$ whichever is greater, where:

H^1 = the height of the taller portion of the building;

H^2 = the height of the lower portion of the building;

L^1 = the length of the taller portion of the building; and

L^2 = the entire length of the building.

Where the formula $10 + L/10$ applies, L shall be defined as L^2 above.

- B. Where a building is of the same height throughout its length parallel (or within 45 degrees of parallel) to any lot line, but where it is not in one alignment along said length, required yards and setbacks shall be $(H + L^1)/6$ for the portion of the building nearer the lot line; and $(H + L^2)/6$ for the portion of the building further from the lot line, where:

H = the height of the building;

L^1 = the length of the portion of the building nearer the lot line; and

L^2 = the entire length of the building.

Where the formula $10 + (L/10)$ applies, the required yards and setbacks shall be $10 + (L^1/10)$ for the portion of the building nearer the lot line; and $10 + (L^2/10)$ for the portion of the building further from the lot line, with L^1 and L^2 defined as above.

- C. Where a building is not of the same height throughout its length parallel (or within 45 degrees of parallel) to any lot line, and where it is not in one alignment along said length, required yards and setbacks shall be calculated as follows:

- (1) Where the taller part of the building is nearer to the lot line required yards and setbacks shall be $(H^1 + L^1)/6$ for the portion of the building nearer to the lot line; and $(H^2 + L^2)/6$ for the portion of the building further from the lot line, where:

H^1 = the height of the taller part of the building;

H^2 = the height of the lower part of the building;

L^1 = the length of the taller part of the building; and

L^2 = the entire length of the building.

- (2) Where the formula $10 + (L/10)$ applies, required yards and setbacks shall be $10 + (L^1/10)$ for the portion of the building nearer the lot line; and $10 +$

$(L^2/10)$ for the portion of the building further from the lot line, with L^1 and L^2 defined as above.

- (3) Where the taller part of the building is further from the lot line, required yards and setbacks shall be $(H^1 + L^2)/6$ for the portion of the building further from the lot line; and $(H^2 + L^1)/6$ for the portion of the building nearer the lot line, where:

H^1 = the height of the taller part of the building;

H^2 = the height the lower part of the building;

L^1 = the length of the lower part of the building; and

L^2 = the length of the entire building.

Where the formula $10 + (L/10)$ applies, the required yards and setbacks shall be $10 + (L^1/10)$ for the portion of the building nearer the lot line; and $10 + (L^2/10)$ for the portion of the building further from the lot line, with L^1 and L^2 defined as above.

5.3.16. Yards or Setbacks for Lots Adjoining a Street or Public Open Space

In cases subject to Section 3.4, Environmental Design Review, the Arlington Redevelopment Board in evaluating the proposal may grant a special permit to adjust the required setbacks set forth elsewhere in this Bylaw to account for specific conditions unique to the proposal.

5.3.17. Upper-Story Building Step Backs

For buildings more than three stories in height, an additional 7.5-foot step-back (upper story building setback) shall be provided beginning at the third story level or 30 feet above grade, whichever is less. The upper story step-back shall be provided along all building elevations with street frontage, excluding alleys.

5.3.18. Balconies and Roof as Portion of Usable Open Space

The Board of Appeals or Arlington Redevelopment Board, as applicable, may grant a special permit that private balconies with a least dimension of six feet and open space on a roof not more than 10 feet above the level of the lowest story used for dwelling purposes may be counted up to 50% of the usable open space requirement. The proponent's application shall include drawings which depict surface materials, planting areas, fences, railings, benches, access, and other similar items.

5.3.19. Reduced Height Buffer Area

- A. When two different maximum height limits are specified for the same zoning district in any Table of Dimensional and Density Regulations in this Section 5, the lower limit shall apply to any lot or part of a lot located in a height buffer area unless it is determined as a specific finding of a special permit that the properties in the adjacent R0, R1, R2, or OS district would not be adversely affected due to existing use or topographic condition. A height buffer area is defined as a lot or part of a lot which is located at a lesser distance from any land, not within a public way, in an R0, R1, R2 or OS district than the following:

Land in R0, R1, R2, OS is located	Lower height shall apply
Between northwest and northeast	Within 200 feet
Easterly, between northeast and southeast, or westerly between northwest and southwest	Within 150 feet
Southerly, between southeast and southwest	Within 100 feet

5.3.20. Maximum Height Exceptions

In any district, the maximum height limitations shall not apply to the following:

- A. Chimneys, ventilators, skylights, water tanks, bulkheads, penthouses, and other accessory additions that are required or are customarily carried above the roofs of buildings;
- B. Non-habitable towers, spires, domes, cupolas, and similar additions provided they do not occupy more than twenty (20) percent of the ground floor of the building;

5.3.21. Supplemental Requirements in the Business and Industrial Districts

- A. Screening and Buffers: Industrial and Business Districts and Parking Lots

- (1) Screening and space buffers shall be required in any industrial (I) or business (B) district that abuts certain buildable residential lots. The minimum width of the buffer shall be as follows:

I or B District	Abutting R District	Minimum Buffer
I, B5	R0 through R5	25 ft
B3, B2A, B4	R0 through R5	15 ft
I	R6 through R7	10 ft
B1, B2	R0 through R5	10 ft

The strip shall contain a screen of plantings of vertical habit not less than three feet in width and six feet in height at the time of occupancy of such lot. Individual shrubs or trees shall be planted not more than 20 feet on center, and shall thereafter be maintained by the owner or occupants to maintain a dense screen year-round. At least 50% of the plantings shall consist of evergreens and they shall be evenly spaced. A solid wall or solid wooden fence, five to six feet in height, complemented by suitable plantings, may be substituted for one-half the required width of such landscaped buffer strip; however, provisions of this section shall not supersede the minimum setbacks for parking lots per Section 6.1 nor the minimum yard requirements of Sections 5.5 and 5.6. No screen shall be closer than 10 feet to a public or private way. Where deemed appropriate by the property owner and immediate abutters, and as approved by the building inspector, another wall or fence height or fence type, including but not limited to coated chain link or “wrought iron” types may be substituted for the required wall or fence.

- (2) For any area used for the parking of more than five vehicles, the screening provisions of Section 6.1, Off-Street Parking, shall apply.
- B. Accessory Structures. Accessory structures must comply with the minimum yard, maximum height, and minimum open space requirements of the district in which they are located.

- C. Upper-Story Setbacks. In any district where the maximum building height exceeds three stories, upper-story building setbacks shall be required.
- D. For mixed uses and any permitted residential use not specifically identified in the tables in Section 5.5.2, the minimum open space requirements (computed from the residential floor area only) shall be 10% landscaped and 20% usable in the B1, B2, B2A, B3, and B4 districts, and 15 percent usable in the B5 district.

5.4 RESIDENTIAL DISTRICTS

5.4.1. Districts and Purposes

The Town of Arlington has established eight residential districts to accommodate a variety of single-family, two-family, duplex, three-family, and multi-family apartment dwellings, as well as offices in some cases, in locations that are appropriate for the permitted uses and density of development. The boundaries of the districts are as shown on the Zoning Map.

- A. R0, R1, and R2. The R0, R1, and R2 districts are traditional residential districts. Together, these districts comprise a substantial majority of the residentially zoned land in Arlington.
 - (1) R0: Large Lot Single-Family District. The Large Lot Single-Family District has the lowest residential density of all districts and is generally served by local streets only. The Town discourages intensive land uses, uses that would detract from the single-family residential character of these neighborhoods, and uses that would otherwise interfere with the intent of this Bylaw.
 - (2) R1: Single-Family District. The predominant uses in R1 are single-family dwellings and public land and buildings. The Town discourages intensive land uses, uses that would detract from the single-family residential character of these neighborhoods, and uses that would otherwise interfere with the intent of this Bylaw.
 - (3) R2: Two-Family District. The predominant use in R2 is a two-family dwelling or duplex. This district is generally served by local streets only and its neighborhoods are largely walkable and well established. It includes areas that are generally within walking distance of the stores and transportation facilities along Massachusetts Avenue and Broadway. The Town discourages uses that consume large amounts of land, uses that would detract from the single-family and two-family or duplex residential character of these neighborhoods, and uses that would otherwise interfere with the intent of this Bylaw.
- B. R3 and R4. The R3 and R4 districts are established residential areas in or adjacent to the commercial centers along Broadway and Massachusetts Avenue.
 - (1) R3: Three-Family District. The predominant use in the R3 district is a three-family dwelling. It is the Town's intent that no businesses will be located in the R3 district. The Town discourages uses that would detract from the small-scale multifamily residential character of these neighborhoods, consume large amounts of land, or otherwise interfere with the intent of this Bylaw.

- (2) R4: Town House Districts. The predominant uses in the R4 district are one- and two-family dwellings in large, older houses. Conversions of these old homes to apartments or offices is allowed to encourage their preservation. Town house construction is permitted at the same density as the apartment conversions, and at a scale in keeping with the older houses. Uses which would detract from the desired residential character, or otherwise interfere with the intent of this bylaw, are discouraged.
- C. R5, R6, and R7. The R5, R6, and R7 districts are apartment districts in which a variety of uses and different densities of development are allowed. for median-density (R6) and high-density (R7) residential development. Most of these districts are along Massachusetts Avenue and Pleasant Street, primarily within or adjacent to Arlington Center.
 - (1) R5: Apartment District/Low Density. The predominant use is two- to three-story garden apartments located along or near principal arteries. The Town allows small-scale offices on principal arteries only. The Town discourages uses which would detract from the desired residential character, consume large amounts of land, or otherwise interfere with the intent of this Bylaw.
 - (2) R6: Apartment District/Medium Density. The predominant land uses in the Medium-Density Apartment District consist of a mix of apartments up to four stories high and offices at a smaller scale. The Town discourages uses which would detract from the desired residential and office character or otherwise interfere with the intent of this Bylaw.
 - (3) R7: Apartment District/High Density. The High-Density Apartment District accommodates apartments up to five stories high and offices of a similar scale. The Town discourages uses that would detract from the desired character of these areas, such as large-scale retail uses, or otherwise interfere with the intent of this Bylaw.

5.4.2. Dimensional and Density Requirements

The dimensional and density requirements in this Section apply to principal and accessory uses and structures in the Residential districts. Additional dimensional and density regulations affecting all districts can be found in Section 5.3.

LEGEND FOR TABLES

N/A	Not applicable
Sq.ft.	square feet
ft	feet
L	length
H	height
W	width
ROW	right-of-way
SP	special permit

A. Tables of Dimensional and Density Regulations

R District Lot Regulations (see 5.4.2(B) for exceptions).

Minimum Requirement

District Use	Minimum Requirement		
	Minimum Lot Area (sq. ft.)	Minimum Lot Area per Unit (sq. ft.)	Minimum Lot Frontage (ft.)
R0	9,000	-----	75
R1, R2	6,000	-----	60
R3		-----	60
Single-family detached dwelling, two-family dwelling, duplex house, three-family dwelling; or other permitted structure except townhouse	5,000	-----	45
Townhouse structure	-----	2,500	45
R4			
Single-family detached dwelling, two-family dwelling, duplex house	6,000	-----	60
Three-family dwelling	7,500	-----	70
Townhouse structure	30,000	2,500	100
Apartment conversion	12,500	2,500	80
Nursing home, dormitory, or lodging house conversion	20,000	-----	100
Any other permitted structure	6,000	-----	60
R5			
Single-family detached dwelling, two-family dwelling, duplex house, three-family dwelling	6,000	-----	60
Townhouse, apartment building	20,000	1,450	100
Other permitted structure	6,000	-----	60
R6			
Single or two-family dwelling, duplex house, three-family dwelling	5,000	-----	45
Townhouse structure, apartment house, or office structure	20,000	700	100
Other permitted structure	6,000	-----	60
R7 Any permitted principal structure	20,000	550	100

R District Yard and Open Space Requirements (see 5.4.2(B) for exceptions).

District Use	Minimum Requirement		
	Front Yard (ft)	Side Yard (ft)	Rear Yard (ft)
R0, R1, R2	25	10	
Rear (lot depth 100 ft. or more)			20
Rear (lot depth <100 ft.)			20% lot depth
R3			
Single-family detached dwelling, two-family dwelling, duplex house, three-family dwelling; or other permitted structure except townhouse	10	One side: min. 10 Sum of two sides: min. 16	20
Townhouse structure	10	10	20
Accessory buildings and garage structures	10	6	6
R4			
Single-family detached dwelling, two-family dwelling, duplex house	25	10	20
Three-family dwelling	25	10	20
Townhouse structure	25	15	25
Apartment conversion	25	10	20
Nursing home, dormitory, or lodging house conversion	25	25	25
Any other permitted structure	25	15	20
Accessory buildings and garage structures	25	6	6
R5			
Single-family detached dwelling, two-family dwelling, duplex house, three-family dwelling	20	10	20
Townhouse, apartment building	15	$10+(L/10)$	25
Other permitted structure	20	20	20
Accessory buildings and garage structures	20	6	6
R6			
Single or two-family dwelling, duplex house, three-family dwelling	10	One side: min. 10 Sum of two sides: min. 16	20
Townhouse structure, apartment house, or office structure	$15+(H/10)$	$(H+L)/6$	$(H+L)/6$
Other permitted structure	20	10	20
Accessory buildings and garage structures	20	10	10
R7			
Any permitted principal structure	$15+(H/10)$	$(H+L)/6$ At least 20'	$(H+L)/6$ At least 20'
Accessory buildings and garage structures		20	20
Note: L is the length of a wall parallel (or within 45 degrees of parallel) to lot line, measured parallel to lot line, subject to the provisions of Section 5.3.14 for buildings of uneven alignment or height. H is the height of that part of the building for which the setback or yard is to be calculated.			

R District Open Space and Lot Coverage Regulations (see 5.4.2(B) for exceptions).

District Use	Minimum / Maximum Requirements		
	Landscaped Open Space (Min.)	Usable Open Space (Min.)	Maximum Lot Coverage
R0			
Any permitted structure	10%	30%	35%
R1, R2			
Permitted residential structure	10%	30%	35%
Any other permitted structure	30%		
R3			
Single-family detached dwelling, two-family dwelling, duplex house, three-family dwelling; or other permitted structure except townhouse	10%	30%	-----
Townhouse structure	10%	30%	-----
Any other permitted structure	30%	-----	-----
R4			
Single-family detached dwelling, two-family dwelling, duplex house, three-family dwelling	10%	30%	35%
Townhouse structure	10%	30%	-----
Apartment conversion	10%	30%	35%
Nursing home, dormitory, or lodging house conversion	30%	-----	-----
Any other permitted use	30%	-----	-----
R5			
Single-family detached dwelling, two-family dwelling, duplex house, three-family dwelling	10%	30%	-----
Townhouse, apartment building	10%	30%	-----
Other permitted structure	30%	-----	-----
R6			
Single or two-family dwelling, duplex house, three-family dwelling	10%	30%	-----
Townhouse structure, apartment house, or office structure	10%	25%	-----
Other permitted structure	10%	-----	-----
R7			
Any permitted principal structure	10%	15%	-----

R District Building Height and Floor Area Ratio Regulations (see 5.4.2(B) for exceptions)

District Use	Maximum Allowed		
	Maximum Height (ft)	Maximum height (stories)	Maximum Floor Area Ratio (FAR)
R0, R1			
Single Family detached dwelling	35	2 ½	-----
Other permitted structure	35	2 ½	0.35
R2			
Single family detached dwelling, two-family dwelling or duplex house	35	2 ½	-----
Other permitted structure	35	2 ½	0.35
R0, R1, R2	7	-----	
Minor accessory building (80 sq. ft. or less)			
Accessory structures (Over 80 sq. ft.) and Private Garages	20	-----	
R3			
Principal building or structure	35	3	0.75
Detached accessory structure (>80 sq. ft.)	20	2	
Detached accessory structure (<= 80 sq. ft.)	7	1	
R4			
Single-family detached dwelling, two-family dwelling, duplex house	35	2 ½	-----
Three-family dwelling	35	3	-----
Townhouse structure	35	3	0.70
Apartment conversion	40	3	-----
Nursing home, dormitory, or lodging house conversion	35	3	-----
Any other permitted structure	35	3-2 ½	0.35
Detached accessory structure (>80 sq. ft)	20	2	-----
Detached accessory structure (<= 80 sq. ft.)	7	1	-----
R5			
Any residential or other principal structure	35	3	0.80
Detached accessory structure (>80 sq. ft)	20	2	N/A
Detached accessory structure (<= 80 sq. ft.)	7	1	N/A
R6			
Principal building or structure	35	3	0.8
Townhouse, apartment house, or office on more than 20,000 sq. ft.	40	4	
	35	3	
Detached accessory structure (>80 sq. ft.)	20	2	
Detached accessory structure (<= 80 sq. ft.)	7	1	
R7			
Any permitted principal structure	40 / 60	5	1.50

B. Exceptions to Minimum Lot Area, Frontage, Open Space, Side Yard, and Height Requirements in the R0, R1, and R2 Districts.

- (1) The following applies to any lot shown on a subdivision plan approved by the Board of Survey or on a plan or deed recorded with the Registry of Deeds prior to May 15, 1924. If a building permit for construction was not issued prior to August 28, 1975, the minimum lot size, frontage, open space, and side yard requirements for a residential use shall not apply, and the lot may be built upon with a single- or two-family residential use if permitted in the applicable district, provided that:
 - The lot contains at least 5,000 square feet of area and 50 feet of frontage, and
 - The lot was not held in common ownership with any adjoining land, and
 - The lot conformed to then-existing dimensional and density requirements at the time that it was shown on an approved plan or by recorded deed or plan, and
 - The minimum open space requirements of this section are satisfied.
- (2) Exemption for particular streets. The following shall apply to lots on Sunnyside Avenue, Gardner Street, Silk Street, Marrigan Street, and Fremont Street if shown on separate subdivision plans recorded with the Registry of Deeds prior to August 28, 1975. The minimum lot size, minimum frontage, and minimum side yard requirements for residential uses in the R2 district shall not apply, and a single-family dwelling attached to one other single-family dwelling on an adjoining lot as of August 28, 1975, shall be considered a building lot.
- (3) RO District Minimum Lot Area Exception. Any lot shown on the Zoning Map as proposed by the zoning bylaw change first advertised on February 21, 1991, as being in the R0 district, and which was recorded with the Registry of Deeds on or before February 21, 1991, and which did not contain a principal building, or for which a building permit was not issued, may be built upon with a single family residential use provided that the lot contains not less than 6,000 square feet of area and 60 feet of frontage.
- (4) Minimum Lot Width Exceptions. The minimum lot width of 50 feet shall not apply to (i) any lot excepted under Section 5.4.2(B)(3) or (ii) restoration of any principal building that existed on a lot or for which a building permit was issued prior to February 1, 1988.
- (5) Calculation of Building Height. On a lot with a slope more than 5%, building height is the vertical distance of the highest point of the roof above the average finished grade of the ground using grade plane as defined in the State Building Code.
- (6) Large Additions. No alteration or addition which increases the gross floor area of a building by 750 square feet or more, or by 50% or more of the building's gross floor area on the date of application for a permit or because of

cumulative alterations or additions during the previous two years, shall be allowed unless:

- The addition is constructed entirely within the existing foundation, or
- The Board of Appeals finds that the alteration or addition is in harmony with other structures and uses in the vicinity.

In making its determination, the Board of Appeals shall consider, among other relevant facts, the proposed alteration or addition's dimensions and setbacks in relation to abutting structures and uses and its conformity to the purposes of this Bylaw as set forth in Section 1.

5.4.3. Use Regulations for Residential Districts

Class of Use	R0	R1	R2	R3	R4	R5	R6	R7
Residential								
Single-family detached dwelling	Y	Y	Y	Y	Y	Y	Y	Y
Six or more single family dwellings on one or more contiguous lots	SP	SP	SP	SP	SP	SP	SP	SP
Two-family dwelling, duplex			Y	Y	Y	Y	Y	Y
Six or more units in two-family dwellings or duplexes on one or more contiguous lots			SP	SP	SP	SP	SP	SP
Three-family dwelling				SP	SP	SP	SP	SP
Townhouse				SP	SP	SP	SP	SP
Apartment building						SP	SP	SP
Conversion to apartments, up to 18 units per acre, with no alteration to the exterior of the building					SP	SP		
Licensed lodging house				SP	SP	SP	SP	SP
Single-room occupancy building				SP	SP	SP	SP	SP
Group home	Y	Y	Y	Y	Y	Y	Y	Y
Conversion of one or two-family dwelling to bed and breakfast	SP	SP	SP	SP	SP	SP	SP	SP
Assisted living residence							SP	
Dormitory (Note: permitted if associated with an educational or religious use)			SP	SP	SP	SP	SP	SP
Conversion to apartment at a maximum density of 18 dwelling units per acre with no exterior alteration				SP	SP			
Conversion of one or two-family structure to licensed bed and breakfast	SP	SP	SP	SP	SP	SP	SP	SP
Institutional, Educational								
Community center, youth club, adult education center, or similar facility operated by a non-profit institution (Note: permitted if associated with an educational or religious use.)	SP	SP	SP	SP	SP	SP	SP	SP
Nonprofit, members-only private club or lodge				SP		SP	SP	SP
Nursing home, rest home,	SP	SP	SP	SP	SP	SP	SP	SP

Class of Use	R0	R1	R2	R3	R4	R5	R6	R7
convalescent home								
Town or nonprofit cemetery, mausoleum, or crematorium	SP	SP						
Library, museum, or art gallery open to the public and not conducted as a private gainful business. <i>(Note: permitted if associated with an educational or religious use.)</i>	SP	SP	SP	SP	SP	SP	SP	SP
Agricultural								
Farm on less than 5 acres unless otherwise exempt under G.L. c. 40A, §3, and without livestock or poultry, or market garden provided that all goods or produce sold are grown on the premises.	Y	Y	Y	Y	Y	Y	Y	Y
Public, Recreational, Entertainment								
Municipal or non-profit park, playground, or similar outdoor recreation facility	Y	Y	Y	Y	Y	Y	Y	Y
Municipal or non-profit fishing, tennis, swimming, skating, golf club, or other outdoor recreation facility not conducted as a private gainful business	SP	SP	SP	SP	SP	SP	SP	SP
Municipal or non-profit recreation building				Y	Y	Y	Y	Y
Municipal or non-profit enclosed entertainment and recreation facilities	SP	SP	SP	SP	SP	SP	SP	SP
Fire station				Y	Y	Y	Y	Y
Police station				Y	Y	Y	Y	Y
Town office building				Y	Y	Y	Y	Y
Municipal public works yard and associated maintenance, storage, and office facilities				SP	SP	SP	SP	SP
Utility, Transportation, Communications								
Essential services	SP	SP	SP	SP	SP	SP	SP	SP
Radio or television studio or receiving facility; no wireless transmitting facilities							Y	Y
Municipal radio or television studio or receiving facility licensed by the Town and under Town jurisdiction		SP						
Municipal or other public parking area or structure	SP	SP	SP	SP	SP	SP	SP	SP
Commercial off-street parking area or structure for the parking or storage on a fee basis of automobiles and light commercial vehicles with a rated capacity of 1 ton or less provided no repairs, servicing or sale of gasoline is carried out on the premises							SP	SP
Non-residential parking lot serving a business use located in and entered	SP	SP	SP	SP	SP	SP	SP	SP

Class of Use	R0	R1	R2	R3	R4	R5	R6	R7
from an adjoining B3 or B5 district, provided that:								
<ul style="list-style-type: none"> No business, sales, service, or loading operations are performed on the lot, and The lot complies with the screening provisions of Section 6.1. 								
Residential surface parking lot serving residential uses in another district provided that:	SP	SP	SP	SP	SP	SP	SP	SP
<ul style="list-style-type: none"> The lot used for parking abuts the residential property it serves for at least 50 ft.; and Both lots are under common ownership; and The parking lot complies with the screening provisions of Section 6.1. 								
Wireless Communications Facility								
In a Town building; wireless facility shall not extend more than 15 feet or 25% of building height, whichever is less, above the highest point of the building	SP	SP	SP			SP	SP	SP
In building other than Town building; wireless facility shall not extend more than 15 feet or 25% of building height, whichever is less, above the highest point of the building						SP	SP	SP
In building other than Town building, use of which is exempt under G.L. c. 40A, § 3; wireless facility shall not extend above the highest point of the building	SP	SP			SP			
Located on a public utility pole; no part of wireless facility shall extend more than 40 feet above ground or have a total volume over 2 cubic feet	Y	Y	Y	Y	Y	Y	Y	Y
Personal, Consumer and Business Services								
Funeral Home						SP	SP	SP
Eating & Drinking Establishments								
Restaurant => 2,000 sq. ft., and any restaurant that is principal use on lot of 10,000 sq. ft. or more								SP
Retail								
Retail, general, with more than 3,000 sq. ft. of gross floor area								SP
Retail, local, with less than 3,000 sq. ft. of gross floor area								SP
Office Uses								
Business, professional or medical offices								
<ul style="list-style-type: none"> Less than 3,000 sq. ft. gross floor area per building 					SP	SP	Y	Y

Class of Use	R0	R1	R2	R3	R4	R5	R6	R7
• 3,000 sq. ft. or more gross floor area per building							SP	SP
• In an existing building originally designed for single or two-family residential use, if the building retains its residential appearance and fronts on a street with at least 50 foot right-of-way					SP	SP	Y	Y
Commercial Entertainment, Amusement, Assembly Uses								
Enclosed entertainment and recreation facilities not conducted as a private for-profit business	SP	SP	SP	SP	SP	SP		
Research, Laboratory, Related Uses								
Offices with data processing facilities or laboratories and testing facilities, which may include minor assembly or fabrication activities limited to 25% of the floor area						SP	SP	SP
Light Industry								
Research & development								SP
Accessory Uses								
Renting of up to three rooms	SP	SP	SP	SP	SP	SP	SP	SP
Accessory private garage for noncommercial motor vehicles	Y	Y	Y	Y	Y	Y	Y	Y
Accessory storage of a recreational trailer or vehicle, registered automobile or boat, or utility trailer, not in the front yard	Y	Y	Y	Y	Y	Y		
Accessory structure not used as part of business	Y	Y	Y	Y	Y	Y	Y	Y
Home occupation <i>Note: Requires a special permit if home occupation serves customers or pupils on the premises. See Section 5.8.</i>	Y	Y	Y	Y	Y	Y	Y	Y
Family child care	SP	SP	SP	SP	SP	SP		
Accessory retail, office, or consumer service use in an apartment dwelling over 20,000 sq. ft. in gross floor area, provided: all activities are located on the first floor or basement floor levels, such uses shall not occupy more than 2,000 sq. ft.; all materials, goods, and activities in connection with said uses shall be confined completely within the building							SP	Y
Accessory personal services for occupants or employees of hotel, office, or industrial use; access limited to within the building							SP	SP
Accessory off-street parking and loading spaces conforming to the provisions of Section 6.1	Y	Y	Y	Y	Y	Y	Y	Y
The storage or keeping of not more than one commercial vehicle:								

Class of Use	R0	R1	R2	R3	R4	R5	R6	R7
• In a private garage accessory to a dwelling if owned or used by a person residing in such dwelling	Y	Y	Y	Y	Y	Y	Y	Y
• Open air parking or storage accessory to a dwelling if owned or used by a person residing in such dwelling	SP	SP	SP	SP	SP	SP	SP	SP
• Parking of not more than 4 commercially-owned shared vehicles					SP	SP	Y	Y
• Parking of not more than 4 commercially-owned shared vehicles, located on land under the jurisdiction of the Town	SP	SP	SP	SP	SP	SP	Y	Y
Temporary food or beverage concession for profit at an event	Y	Y	Y	Y	Y	Y	Y	Y
Fundraising event by an Arlington non-profit organization with appropriate permits and no automated amusements	Y	Y	Y	Y	Y	Y	Y	Y
Other accessory use	SP	SP	SP	SP	SP	SP	SP	SP
Up to three dwelling units in a building containing a business or service use					SP	SP	Y	Y
Fraternal, civic, entertainment, professional, or health or similar clubs or organizations as an accessory use	SP	SP	SP	SP	SP	Y	Y	Y
Cable television studio and/or head end site including antenna and satellite reception facility	SP	SP	SP	SP	SP	SP		
Catering								Y
Keeping of up to six hen chickens if they are:	Y	Y	Y					
• Used only for noncommercial purposes, and								
• Permitted by Arlington Board of Health, and								
• Kept in an enclosure in the rear yard at least six feet from all property lines and at least 25 feet from residences on abutting lots								
Temporary seasonal signage as part of a signage plan at a fenced athletic field with one or more permanent structures to seat more than 300 people	SP							

5.5 BUSINESS DISTRICTS

5.5.1. Districts and Purposes

The Town of Arlington has established six business districts to provide for goods and services and employment opportunities in a variety of settings. The boundaries of the districts are as shown on the Zoning Map.

- A. B1: Neighborhood Office District. In the Neighborhood Office District, the predominant uses include one- and two-family dwellings, houses with offices on the ground floor, or office structures which are in keeping with the scale of adjacent houses. Primarily located on or adjacent to Massachusetts Avenue, this district is intended to encourage preservation of small-scale structures to provide contrast and set off the higher-density, more active areas along the Avenue. Mixed-use buildings without retail space are allowed in this district. The Town discourages uses that would detract from the desired low level of activity, consume large amounts of land, or otherwise interfere with the intent of this Bylaw.
- B. B2: Neighborhood Business District. The Neighborhood Business District is intended for small retail and service establishments serving the needs of adjacent neighborhoods and oriented to pedestrian traffic, and mixed-use buildings. Locations are almost all along Massachusetts Avenue or Broadway. The Town discourages uses that would detract from the district's small-scale business character or otherwise interfere with the intent of this Bylaw.
- C. B2A: Major Business District. The B2A district is located along Massachusetts Avenue, Mill Street, Summer Street, and Broadway. These areas generally contain retail and service uses that serve the needs of a large neighborhood area. Customers generally arrive by car, so the Town wants to ensure that ample parking is available to serve the retailer. Mixed-use buildings are allowed in this district, as is medium-density housing due to the district's proximity to residential uses. Specifically prohibited uses include (but are not limited to) automotive uses, some office uses, and wholesale business and storage uses.
- D. B3: Village Business District. The Village Business District's predominant uses include retail, service and office establishments catering to both convenience and comparison-goods shoppers and oriented to pedestrian traffic. Mixed-use structures are allowed and encouraged in this district. The three locations include portions of the principal business areas of Arlington: Lake Street, Arlington Center, and Arlington Heights. Businesses which consume large amounts of land and activities which interrupt pedestrian circulation and shopping patterns or otherwise interfere with the intent of this bylaw are discouraged.
- E. B4: Vehicular Oriented Business District. The Vehicular Oriented Business District provides for establishments that are primarily oriented to automotive traffic, which means they require large amounts of land in proportion to building coverage. This district also consists of establishments devoted to the sale or servicing of motor vehicles, the sale of vehicular parts and accessories, and service stations. Arlington has an abundance of automotive and automotive accessory sales and service establishments. As these businesses gradually close, the Town has encouraged conversion of the property to other retail, service, office, or residential use, particularly as part of mixed-use development.
- F. B5: Central Business District. The Central Business District is a small district in Arlington Center. It includes retail, service, and office uses, and it provides for large-scale development. The scale is intended to reinforce the Center's role as the focus of activity in Arlington. Mixed-use development is encouraged, such as the combining of residential and business uses. Activities shall be oriented to pedestrian traffic and

to centralized parking. The Town discourages businesses that consume large amounts of land and interrupt pedestrian circulation and shopping patterns or otherwise interfere with the intent of this Bylaw.

5.5.2. Dimensional and Density Regulations

The dimensional and density requirements in this Section apply to principal and accessory uses and structures in the Business districts. Additional regulations affecting all districts can be found in Section 5.3.

LEGEND FOR TABLES

N/A	Not applicable
Sq.Ft	square feet
ft	feet
L	length
H	height
W	width
ROW	Right-of-Way
SP	Special Permit

A. Tables of Dimensional and Density Regulations**B District Lot Regulations**

District Use	Minimum Requirement		
	Minimum Lot Area (sq. ft.)	Minimum Lot Area per Unit (sq. ft.)	Minimum Lot Frontage (ft)
B1			
Single-family detached dwelling, two-family dwelling, duplex house, three-family dwelling	6,000	2,500	60
Mixed-use	-----	-----	50
Any other permitted use	5,000	2,500	50
B2			
Single-family detached dwelling, two-family dwelling, duplex house, three-family dwelling	6,000	2,500	60
Townhouse or apartment	5,000	1,450	50
Mixed-use	----- 20,000	-----	50 0
Any other permitted use	5,000	1,450	50
B2A		-----	60
Single-family detached dwelling, two-family dwelling, duplex house, three-family dwelling	6,000	2,500	60
Apartments on street w/ ROW =<50 ft.	20,000	1,450	100
Apartments on street w/ ROW >50 ft.	20,000	700	100
Mixed-use	----- >20,000	-----	50 50
Any other permitted use	-----	-----	50
B3			
Single-family detached dwelling, two-family dwelling, duplex house, three-family dwelling	6,000	2,500	60
Townhouse or apartment	20,000	600	100
Mixed-use	----- >20,000	----- 600	50 50
Any other permitted use	----- 20,000	600 600	50 100
B4			
Single-family detached dwelling, two-family dwelling, duplex house, three-family dwelling	6,000	2,500	60
Apartments on street w/ ROW =<50 ft.	20,000	1,450	100
Apartments on street w/ ROW >50 ft.	20,000	700	100
Mixed-use	----- >20,000	----- 700	50 50
Any other permitted use	-----	-----	50
B5			
Single-family detached dwelling, two-family dwelling, duplex house, three-family dwelling	6,000	2,500	60
Townhouse or apartment	20,000	550	100
Mixed-use	----- >20,000	----- 700	50 50
Any other permitted use	-----	600	50
On a lot >= 40,000 sq. ft.		550	100
On a lot >= 80,000 sq. ft.		550	150

B District Yard and Open Space Requirements

HEARING DRAFT 11-12-2017 REV 12-11-2017

District Use	Minimum Requirement		
	Front Yard (ft)	Side Yard (ft)	Rear Yard (ft)
B1			
Single-family detached dwelling, two-family dwelling, duplex house, three-family dwelling	20	10	20
Mixed use	20	10	20
Any other permitted use	20	10	20
B2			
Single-family detached dwelling, two-family dwelling, duplex house, three-family dwelling	20	10	20
Townhouse or apartment	20	10	20
Mixed use	----- 0	----- 0	10+(L/10) 10+(L/10)
Any other permitted use	-----	-----	10+(L/10)
B2A			
Single-family detached dwelling, two-family dwelling, duplex house, three-family dwelling	20	10	20
Apartments on street w/ ROW ≤50 ft.	15	10+(L/10)	30
Apartments on street w/ ROW >50 ft.	15+(H/10)	(H+L)/6	(H+L)/6 (at least 30 ft)
Mixed-use	0	0	10+(L/10)
Any other permitted use	-----	-----	10+(L/10)
B3			
Single-family detached dwelling, two-family dwelling, duplex house, three-family dwelling	20	10	20
Townhouse or apartment	15+(H/10)	(H+L)/6	(H+L)/6
Mixed-use	0 0	0 0	(H+L)/6 (H+L)/6
Any other permitted use	----- -----	----- -----	(H+L)/6 (H+L)/6
B4			
Single-family detached dwelling, two-family dwelling, duplex house, three-family dwelling	20	10	20
Apartments on street w/ ROW ≤50 ft.	15	10+(L/10)	30
Apartments on street w/ ROW >50 ft.	15+(H/10)	(H+L)/6	(H+L)/6 (at least 30 ft.)
Mixed-use	0	0	10+(L/10)
Any other permitted use	-----	-----	10+(L/10)
B5			
Single-family detached dwelling, two-family dwelling, duplex house, three-family dwelling	20	10	20
Townhouse or apartment	15+(H/10)	(H+L)/6 (at least 20 ft)	(H+L)/6 (at least 20 ft.)
Mixed-use	0 0	0 0	(H+L)/6 (H+L)/6
Any other permitted use	-----	-----	(H+L)/6

Note: L is the length of a wall parallel (or within 45 degrees of parallel) to lot line, measured parallel to lot line, subject to the provisions of Section 5.3.14 for buildings of uneven alignment or height. H is the height of that part of the building for which the setback or yard is to be calculated.

B District Open Space and Lot Coverage

Use District	Minimum/Maximum Requirement		
	Landscaped Open Space	Usable Open Space	Maximum Lot Coverage
B1			
Single-family detached dwelling, two-family dwelling, duplex house, three-family dwelling	10%	30%	N/A
Mixed-use	10%	Sec. 5.3.20	N/A
Any other permitted use	20%	Sec. 5.3.20	N/A
B2			
Single-family detached dwelling, two-family dwelling, duplex house, three-family dwelling	10%	20%	N/A
Townhouse or apartment	10%	20%	N/A
Mixed-use	10%	Sec. 5.3.20	N/A
Any other permitted use	10%	Sec. 5.3.20	N/A
B2A			
Single-family detached dwelling, two-family dwelling, duplex house, three-family dwelling	10%	30%	N/A
Apartments on street w/ ROW ≤50 ft.	10%	20%	N/A
Apartments on street w/ ROW >50 ft.	10%	20%	N/A
Mixed-use	----- 10%	Sec. 5.3.20	N/A
Any other permitted use	10%	Sec. 5.3.20	N/A
B3			
Single-family detached dwelling, two-family dwelling, duplex house, three-family dwelling	10%	30%	N/A
Townhouse or apartment	10%	20%	N/A
Mixed-use	----- 10%	Sec. 5.3.20	N/A
Any other permitted use	20%	Sec. 5.3.20	N/A
B4			
Single-family detached dwelling, two-family dwelling, duplex house, three-family dwelling	10%	30%	N/A
Apartments on street w/ ROW ≤50 ft.	10%	30%	N/A
Apartments on street w/ ROW >50 ft.	10%	20%	N/A
Mixed-use	----- 10%	Sec. 5.3.20	N/A
Any other permitted use	10%	Sec. 5.3.20	N/A
B5			
Single-family detached dwelling, two-family dwelling, duplex house, three-family dwelling	10%	20%	N/A
Townhouse or apartment	10%	15%	N/A
Mixed-use	----- 10%	Sec. 5.3.20	N/A
Any other permitted use	20%	Sec. 5.3.20	N/A

B District Building Height and Floor Area Ratio Regulations

District Use	Maximum Allowed		
	Maximum Height (ft)	Maximum height (stories)	Maximum Floor Area Ratio (FAR)
B1			
Single-family detached dwelling, two-family dwelling, duplex house, three-family dwelling	35	2 ½	0.75
Mixed-use	35	2 ½	0.75
Any other permitted use	35	2 ½	0.75
B2			
Single-family detached dwelling, two-family dwelling, duplex house, three-family dwelling	35	2 ½	0.75
Townhouse or apartment	35	3	1.00
Mixed-use	50 40	4* 3 *See Sec 5.3.20	1.50 1.00
Any other permitted use	35	2 ½	1.00
B2A			
Single-family detached dwelling, two-family dwelling, duplex house, three-family dwelling	35	2 ½	0.75
Apartments on street w/ ROW =<50 ft. or/ ROW >50 ft.	35 / 40	3 / 4	0.80 / 1.20
Mixed-use	50 40	4 3	1.50 1.00
Any other permitted use	35	3	1.00
B3			
Single-family detached dwelling, two-family dwelling, duplex house, three-family dwelling	35	2 ½	0.75
Townhouse or apartment	60 40	5 3	1.40
Mixed-use	60 40	5* 3	1.50 1.40
Any other permitted use	60 40	5 3	1.00 1.40
B4			
Single-family detached dwelling, two-family dwelling, duplex house, three-family dwelling	35	2 ½	0.75
Apartments on street w/ ROW =<50 ft. or/ ROW >50 ft.	35 / 40	3 / 4	0.80 / 1.20
Mixed-use	50 40	4* 3	1.50 1.00
Any other permitted use	35	3	1.00
B5			
Single-family detached dwelling, two-family dwelling, duplex house, three-family dwelling	35	2½	0.75
Townhouse or apartment	75 40	N/A	1.40
Mixed-use	60 / 50 60 / 40	5 / 4* 5 / 3*	1.80 1.40
Any other permitted use	60 / 40 75 75/40	5/3 N/A N/A	1.40 1.50 1.80

5.5.3. Use Regulations for Business Districts

Class of Use	B1	B2	B2A	B3	B4	B5
Residential						
Single-family detached dwelling	Y	Y	Y	Y	Y	Y
Two-family dwelling, duplex	Y	Y	Y	Y	Y	Y
Six or more single-family dwellings or six or more units in two-family dwellings or duplexes on one or more contiguous lots	SP	SP	SP	SP	SP	SP
Three-family dwelling	SP	SP	SP	SP	SP	SP
Townhouse	SP	SP	DP	SP		SP
Apartment building		SP	SP	SP	SP	SP
Conversion to apartments, up to 18 units per acre, with no alteration to the exterior of the building					SP	SP
Single-room occupancy building	SP					SP
Group home	Y	Y	Y	Y	Y	Y
Hotel/Motel			SP	SP	SP	SP
Conversion of one or two-family dwelling to bed and breakfast	SP	SP	SP	SP	SP	SP
Assisted living residence				SP		
Dormitory (Note: permitted if associated with an educational or religious use.)	SP	SP	SP	SP	SP	SP
Institutional, Educational						
Community center, youth club, adult education center, or similar facility operated by a non-profit institution (Note: permitted if associated with an educational or religious use.)	SP	SP	SP		SP	
Nonprofit, members-only private club or lodge	SP	SP	SP	SP	Y	SP
Non-exempt educational use, e.g., trade, driving, music, dancing school		Y	Y	Y	Y	Y
Library, museum, or art gallery open to the public and not conducted as a private gainful business. (Note: permitted if associated with an educational or religious use.)	SP	SP	SP	SP	SP	SP
Agricultural						
Sales place for flowers as a principal not accessory use, garden supplies, agricultural produce, conducted outdoors or commercial greenhouse		Y	Y	Y	Y	Y
Farm on less than 5 acres unless otherwise exempt under G.L. c. 40A, §3, or market garden provided that all goods or produce sold are grown on the premises	Y	Y	Y	Y	Y	Y
Public Recreational, Entertainment						
Conservation land	Y	Y	Y	Y	Y	Y
Municipal or non-profit park, playground, or similar outdoor recreation facility	Y	Y	Y	Y	Y	Y
Municipal or non-profit fishing, tennis, swimming, skating, golf club, or other outdoor recreation facility not conducted as a private gainful business						SP
Municipal or non-profit recreation building	Y	Y	Y	Y	Y	Y
Municipal or non-profit enclosed entertainment and recreation facilities	SP	SP	SP	SP	SP	SP
Fire station	Y	Y	Y	Y	Y	Y

Police station	Y	Y	Y	Y	Y	Y
Town office building	Y	Y	Y	Y	Y	Y
Municipal public works yard and associated maintenance, storage, and office facilities	SP	SP	SP	SP	SP	SP
Utility, Transportation, Communications						
Bus, rapid transit, railroad station		SP	SP	SP	SP	SP
Motor freight terminal					SP	
Essential services	SP	SP	SP	SP	SP	SP
Radio or television studio or receiving facility without wireless transmitting facilities	Y	Y	SP	Y	Y	Y
Municipal radio or television studio or receiving facility licensed by the Town and under Town jurisdiction		SP				
Municipal or other public parking area or structure	SP	SP	SP	SP	SP	SP
Commercial parking or vehicle storage facility, with no repairs, servicing or sale of gasoline		SP	SP	SP	SP	SP
Residential surface parking lot serving residential uses in another district provided that:						
<ul style="list-style-type: none"> The lot used for parking abuts the residential property it serves for at least 50 ft.; and Both lots are under common ownership; and The parking lot complies with the screening provisions of Section 6.1. 	SP	SP	SP	SP	SP	SP
Wireless Communication Facility						
In a Town building; wireless facility shall not extend more than 15 feet or 25% of building height, whichever is less, above the highest point of the building		SP	SP	SP		SP
In a building other than a Town building; wireless facility shall not extend more than 15 feet or 25% of building height, whichever is less, above the highest point of the building		SP	SP	SP	SP	SP
In building other than Town building, use of which is exempt under G.L. c. 40A, § 3; wireless facility shall not extend above the highest point of the building	SP					
Located on a public utility pole; no part of wireless facility shall extend more than 40 feet above ground or have a total volume over 2 cubic feet	Y	Y	Y	Y	Y	Y
Commercial & Storage Uses						
Motor vehicle sales and rental, sale of auto parts, and accessory storage entirely within an enclosed structure, provided the neighborhood is protected from noise, fumes, gases, smoke and vapor					SP	
Outdoor sales and storage of undamaged, operable automobiles					SP	
Auto repair garage, not including a junkyard or open storage of abandoned vehicles, body work or auto painting					SP	
Car wash facility					SP	
Automobile service station					SP	
Personal, Consumer and Business Services						
Copy center or print shop for sheet-fed printing	Y	Y	Y	Y	Y	Y
Bank, credit union or other financial service; <2,000 sq. ft.	Y	Y	Y	Y	Y	Y

2,000 sq. ft. or more, or any drive-up banking service		SP	SP	SP	SP
Personal service establishment	Y	Y	Y	Y	Y
Hand laundry, dry cleaning, or tailor with more than 5 employees on site at the same time	SP	Y	Y	Y	Y
Consumer service establishment (But SP in all districts for establishments with more than 5 employees on site at the same time)	SP	Y	Y	Y	Y
Funeral Home	Y	Y	SP	Y	Y
Veterinary and animal care; accessory overnight boarding only for veterinary/medical care in an enclosed building	Y	Y	Y	Y	Y
Eating & Drinking Establishments					
Restaurant					
< 2,000 sq. ft. gross floor area	SP	Y	Y	Y	Y
=> 2,000 sq. ft., and any restaurant that is principal use on lot of 10,000 sq. ft. or more	SP	SP	SP	SP	SP
Restaurant, Fast-Order Food					
< 1,500 sq. ft. in gross floor area	Y	Y	Y		Y
=> 1,500 sq. ft., and any restaurant that is principal use on lot greater than 10,000 sq. ft. or more	SP	SP	SP		SP
Restaurant, Drive-In				SP	
Catering service		SP	SP	Y	
Retail					
Retail, general, >3,000 sq. ft. gross floor area	SP	SP	SP	SP	SP
Retail, local; <3,000 sq. ft.	Y	Y	Y	Y	Y
Manufacture, assembly, packaging of goods provided that at least 50% of such goods are sold at retail primarily on the premises					
<1,000 sq. ft.	Y	Y	Y	Y	Y
=>1,000 sq. ft.	SP	SP	SP	SP	SP
Office Uses					
Including but not limited to professional, business, or medical offices					
• Less than 3,000 sq. ft. gross floor area per building	SP	Y	Y	Y	Y
• 3,000 sq. ft. or more gross floor area per building	SP	SP	SP	SP	SP
• Office, display or sales space with no more than 25% of floor space used for assembly, packaging or storage of commodities		SP	SP	Y	Y
• In an existing building originally designed for single- or two- family residential use, if the building retains its residential appearance and is on street with ROW of at least 50 ft.	SP				
• With ROW less than 50 ft.	SP	SP	SP	SP	SP
Wholesale Business & Storage					
Wholesale business in enclosed facility		SP		SP	
Wholesale storage and sale of flammable liquid, or wholesale business conducting at least half of the business at retail on the premises, based on business receipts.				SP	
Open or enclosed storage of vehicles				SP	
Commercial Entertainment, Amusement, Assembly					

Uses						
Enclosed entertainment and recreation facilities not conducted as a private for-profit business	SP	SP	SP	SP	SP	SP
Outdoor entertainment and recreation facilities			SP	SP		
Enclosed entertainment and recreation facilities conducted for a profit		SP	SP	SP	SP	SP
Indoor Motion Picture Theater			SP	SP	SP	SP
Adult Uses						SP
Research, Laboratory, Related Uses						
Offices with data processing facilities or laboratories and testing facilities, which may include minor assembly or fabrication activities limited to 25% of the floor area	SP	SP	SP	SP	SP	SP
Research and development establishment		SP	SP	SP	SP	SP
Light Industry						
Laundry or dry cleaning plant					SP	
Printing, binding, engraving plant				SP	SP	
Contractor's or Building Tradesman's yard					SP	
Stone cutting, shaping, finishing in enclosed facility					SP	
Truck service and repair					SP	
Light manufacturing					SP	
Other Principal Uses						
Medical Marijuana Treatment Center				SP		SP
Artisanal fabrication	SP	SP	SP	SP	SP	SP
Artistic/creative production	SP	Y	Y	Y	Y	Y
Mixed-use	SP	SP	SP	SP	SP	SP
Accessory Uses						
Renting of up to three rooms	Y	Y	Y	Y	Y	Y
Accessory private garage for noncommercial motor vehicles	Y	Y	Y	Y	Y	Y
Accessory storage of a recreational trailer or vehicle, registered automobile or boat, or utility trailer, not in the front yard					Y	
Accessory structure not used as part of business	Y	Y	Y	Y	Y	Y
Home occupation or office (Note: requires a special permit if home occupation serves customers or pupils on the premises. See Section 5.8)	Y	Y	Y	Y	Y	Y
Physician or Clergy office within a residence with up to 1 nonresident employee	Y	Y	Y	Y	Y	Y
Family child care	SP	SP	SP	SP	SP	SP
Accessory retail or office use in apartment building over 20,000 square feet in gross floor area, provided: all activities are located on the first floor or basement floor levels, such uses shall not occupy more than 2,000 sq. ft.; all materials, goods, and activities in connection with said uses shall be confined completely within the building		Y	Y	Y	Y	Y
Accessory personal services for occupants or employees of hotel, office, or industrial use; access limited to within the building			Y		Y	Y
Accessory off-street parking and loading spaces conforming to the provisions of Section 6.1	Y	Y	Y	Y	Y	Y

The storage or keeping of not more than one commercial vehicle:						
• In a private garage accessory to a dwelling if owned or used by a person residing in such dwelling	Y	Y	Y	Y	Y	Y
• Open air parking or storage accessory to a dwelling if owned or used by a person residing in such dwelling	Y	Y	Y	Y	Y	Y
• Parking of not more than 4 commercially-owned shared vehicles	SP	Y	Y	Y	Y	Y
• Parking of not more than 4 commercially-owned shared vehicles, located on land under the jurisdiction of the Town	SP	Y	Y	Y	Y	Y
Accessory outdoor storage; storage area not exceeding 25% of the lot coverage of the principal building.	SP	SP	SP	SP	SP	SP
Temporary food or beverage concession for profit at an event	Y	Y	Y	Y	Y	Y
Fundraising event conducted by an Arlington based non-profit organization, with no automated amusements	Y	Y	Y	Y	Y	Y
Other accessory use customarily incidental to permitted primary use	SP	SP	SP	SP	SP	SP
Activities accessory to a permitted use that are necessary in connection with scientific research	SP	SP	SP	SP	SP	SP
Up to three dwelling units in a building containing a business or service use	SP	SP	SP	SP	SP	SP
Fraternal, civic, entertainment, professional, or health or similar clubs or organizations as an accessory use	SP	Y	Y	Y	Y	Y
Cable television studio and/or head end site including antenna and satellite reception facility			SP			
Catering service	Y	Y	Y	Y	Y	Y

5.6 OTHER DISTRICTS

5.6.1. Districts and Purposes

- A. MU: Multi-Use. The Multi-Use District allows larger scale development only when controlled by the Arlington Redevelopment Board through urban renewal plans and Environmental Design Review. Designation as a Multi-Use District requires a minimum of one acre of land.
- B. I: Industrial District. The Industrial District allows uses requiring the manufacture, assembly, processing, or handling of materials which because of their traffic, noise, appearance, odor, or hazards would be disruptive to residential and other business uses. In this district, the Town discourages residential uses, retail business uses, or uses which would otherwise interfere with the intent of this Bylaw. Mixed-use development is allowed without residential space by Special Permit.
- C. T: Transportation District. In the Transportation District, the principal uses are bus terminals, open space uses, and the Minuteman Bikeway. Uses in conflict with these allowed uses or which otherwise interfere with the intent of this Bylaw are prohibited.

- D. PUD: Planned Unit Development District. The Planned Unit Development District provides for large scale, multi-use development upon approval of a development plan and the assembly of a large amount of land.
- E. OS: Open Space District. The Open Space District includes parcels under the jurisdiction of the Park and Recreation Commission, Conservation Commission, Arlington Redevelopment Board, Massachusetts Department of Conservation and Recreation (DCR), or Massachusetts Bay Transportation Authority (MBTA). Structures, where present, are clearly accessory to the principle open space and recreation functions of the property.

5.6.2. Dimensional and Density Regulations

The dimensional and density requirements in this Section apply to principal and accessory uses and structures in the MU, I, T, PUD, and OS districts. Additional dimensional and density regulations affecting all districts can be found in Section 5.3.

A. Tables of Dimensional and Density Regulations

Other District Lot Regulations

	Minimum Requirement		
	Minimum Lot Area (sq. ft.)	Minimum Lot Area per Unit (sq. ft.)	Minimum Lot Frontage (ft)/ Lot Width
MU	40,000	-----	-----
I, OS	-----	-----	-----
T	6,000	-----	60
PUD	200,000	-----	-----

Other District Yard and Open Space Requirements

	Minimum Requirement		
	Front Yard (ft)	Side Yard (ft)	Rear Yard (ft)
MU	$(H+L)/6^A$	$(H+L)/6^A$	$(H+L)/6^A$
I	10	10	10
T	25	10	20
PUD	^B	^B	^B
OS	-----	-----	-----

^A Not less than 30 feet.

^B Buildings may be built to any street line provided the street exceeds 60 feet in width or the zoning on the opposite side of the street is not R2. In all other areas, buildings shall be set back one-quarter of the height of the average of principal buildings along the lot line but at least 25 feet from all front, side, and rear lot lines.

Other District Open Space and Lot Coverage

	Minimum/Maximum Requirement		
	Landscaped Open Space (Min.)	Usable Open Space (Min.)	Maximum Lot Coverage
MU	-----	-----	40%

	Minimum/Maximum Requirement		
I, T, OS	-----	-----	-----
PUD	Sec. 5.6.2(B)		-----
All permitted uses	30%	-----	-----
Mixed-use	-----	-----	-----

All Other District Maximum Height and Floor Area Ratio

	Requirement		
	Maximum Height (ft)	Maximum height (stories)	Maximum Floor Area Ratio (FAR)
MU	70 ^{A,B}	-----	1.00
I	52/39	3 / 4 ^C	1.50
T	35	2 ½	0.35
PUD	85	----- ^D	0.80
OS	----- ^E	----- ^E	-----

Notes:

^A The maximum height in feet of any building or buildings may be modified by special permit of the Arlington Redevelopment Board under Section 3.4 of this Bylaw, provided that the total roof area exceeding either maximum height shall be equal to an equal roof area, within the part of the project to which the same height limit applies, that is less than the maximum height so that the total of the products of the horizontal roof area of all roofs times their respective heights shall not exceed the product of the horizontal area of the total roof times the applicable maximum height permitted in the district, and provided further that the height of any roof shall not exceed the applicable maximum height permitted in the district by more than 12 feet.

^B See Section 5.3.20.

^C Upper-story building setbacks required on structures with more than three stories. See Section 5.3.20.

^D In a mixed-use building, residential uses shall be limited to five stories.

^E Accessory buildings in the OS district shall be located on the property so as to not detract from the primary goal of the open space use.

B. Special Open Space Regulations for Planned Unit Developments

The minimum open space regulations for planned unit developments are as follows:

- (1) Apartments – 10% landscaped, 10% usable.
- (2) Hotel/motels – 10% landscaped.
- (3) Retail stores - None required around the building if an enclosed wall or arcade is provided facing each retail store. Without an enclosed wall or arcade, a minimum landscaped area of 10% shall be required.
- (4) Office and professional buildings – 10% landscaped.

C. Sale or Lease of Lots in a Planned Unit Development

Upon completion of Environmental Design Review under Section 3.4, individual tracts of land in the Planned Unit Development of at least 30,000 square feet may be leased or sold for development in accordance with the approved Planned Unit Development site plan without the provision of new setbacks for front, side, or rear yards. Each tract or lot so leased or sold must make provision for a principal building, off-street parking, and open space or plaza area to serve it as required in the PUD district.

5.6.3. Use Regulations for MU, PUD, I, T, and OS Districts

Class of Use	MU	PUD	I	T	OS
Residential					
Single-family detached dwelling ^A	SP	Y			
Two-family dwelling, duplex ^A	SP	Y			
Three-family dwelling	SP	SP			
Townhouse	SP	SP			
Apartment building	SP	SP			
Conversion to apartments, up to 18 units per acre, with no alteration to the exterior of the building		SP			
Single-room occupancy building		SP			
Group home	Y	Y			
Hotel/Motel		SP			
Assisted living residence	SP				
Dormitory (Note: Permitted if associated with an educational or religious use)	SP	SP			
Institutional, Educational					
Community center, youth club, adult education center, or similar facility operated by an educational, religious, or non-profit institution ^B	SP	SP			
Nonprofit, members-only private club or lodge	SP	SP	SP		
Hospital	SP				
Licensed nursing home	SP	SP			
Non-exempt educational use, e.g., trade, driving, music, dancing school		Y			
Library, museum, or art gallery open to the public and not conducted as a private gainful business. ^B		SP			
Agricultural					
Sales place for flowers as a principal not accessory use, garden supplies, agricultural produce, conducted outdoors or commercial greenhouse	Y	Y			
Farm, non-exempt, or market garden provided that all goods or produce sold are grown on the premises	Y	Y	Y	Y	
Public Recreational, Entertainment					
Conservation land	Y	Y	Y	Y	Y
Municipal or non-profit park, playground, or similar outdoor recreation facility	Y	Y	Y	Y	Y
Municipal or non-profit fishing, tennis, swimming, skating, golf club, or other outdoor recreation club, or facility not conducted as a private gainful business	SP	SP			
Municipal or non-profit recreation building	Y	Y	Y		
Municipal or non-profit enclosed entertainment and recreation facilities	SP	SP	SP		
Fire station	Y	Y	Y		
Police station	Y	Y	Y		
Town office building	Y	Y	Y		
Municipal public works yard and associated maintenance, storage, and office facilities		SP	SP		

Class of Use	MU	PUD	I	T	OS
Utility, Transportation, Communications					
Bus, rapid transit, railroad station		SP		SP	
Motor freight terminal			SP		
Essential services	SP	SP	SP	SP	SP
Radio or television studio or receiving facility; without wireless transmitting facilities	SP	Y	Y		
Municipal or other public parking area or structure	SP	SP	SP	SP	
Commercial parking or vehicle storage facility, with no repairs, services or sale of gasoline		SP		SP	
Residential surface parking lot serving residential uses in another district provided that:					
• The lot used for parking abuts the residential property it serves for at least 50 ft.; and		SP	SP		
• Both lots are under common ownership; and					
• The parking lot complies with the screening provisions of Section 6.1.					
Bikeway				Y	
Wireless Communication Facility					
In a Town building; wireless facility shall not extend more than 15 feet or 25% of building height, whichever is less, above the highest point of the building			SP		
In building other than Town building; wireless facility shall not extend more than 15 feet or 25% of building height, whichever is less, above the highest point of the building	SP	SP	SP		
Located on a public utility pole; no part of wireless facility shall extend more than 40 feet above ground or have a total volume over 2 cubic feet	Y	Y	Y	Y	
Ground Mounded Solar Photovoltaic Installation			Y		
Commercial & Storage Uses					
Motor vehicle sales and rental, sale of auto parts, accessory storage in enclosed structure, provided neighborhood is protected from noise, fumes, gases, smoke and vapor		SP	SP		
Outdoor sales and storage of undamaged, operable automobiles		SP	Yes		
Auto repair garage, with no open storage of abandoned vehicles, body work or auto painting		SP	SP		
Car wash facility		SP	SP		
Automobile service station		SP			
Personal, Consumer, and Business Services					
Copy center or print shop for sheet-fed printing		Y	Y		
Bank, other financial service; <2,000 sq. ft.		SP			
2,000 sq. ft. or more, or any drive-up banking service		Y			
Personal service establishment		Y			
Hand laundry, dry cleaning, or tailor with more than 5 employees on site at the same time		Y			
Consumer service establishment (But SP in all districts for establishments with more than 5 employees on site at the same time)		Y	Y		
Funeral Home			Y		

Class of Use	MU	PUD	I	T	OS
Veterinary and animal care; accessory overnight boarding only for veterinary/medical care in an enclosed building			Y		
Eating & Drinking Establishments					
Restaurant					
< 2,000 sq. ft. gross floor area	SP	Y	SP		
=> 2,000 sq. ft., and any restaurant that is principal use on lot of 10,000 sq. ft. or more	SP	SP			
Restaurant, Fast-Order Food					
< 1,500 sq. ft.		Y			
=> 1,500 sq. ft., and any restaurant that is principal use on lot of 10,000 sq. ft. or more		SP			
Catering service		SP	Y		
Retail					
Retail, general, >3,000 sq. ft. of gross floor area		SP			
Retail, local; <3,000 sq. ft. or gross floor area		Y			
Manufacture, assembly, packaging of goods where at least 50% of goods are sold at retail primarily on the premises					
<1,000 sq. ft.		SP	SP		
=>1,000 sq. ft.		Y	Y		
Office Uses					
Including but not limited to professional, business, or medical or dental offices					
• Less than 3,000 sq. ft. gross floor area per building	SP	Y	Y		
• 3,000 sq. ft. or more gross floor area per building	SP	SP	SP		
• Office, display or sales space providing not more than 25% of floor space is used for assembling, packaging and storing commodities		Y	Y		
• In an existing building originally designed for single- or two- family residential use, if the building retains its residential appearance and is on a street with ROW width at least 50 ft.	SP	SP	SP		
Wholesale Business & Storage					
Wholesale business in enclosed facility			Y		
Office, display or sales space of a wholesale, jobbing, or distributing establishment provided that no more than 25% of floor space is used for assembling, packaging and storing of commodities		Y	Y		
Wholesale storage and sale of flammable liquid, or wholesale business conducting at least half of the business at retail on the premises			SP		
Storage of vehicles			SP		
Storage of fluid (other than water)			SP		
Open storage of raw materials, finished goods, or equipment			SP		
Commercial Entertainment, Amusement, Assembly Uses					
Enclosed entertainment and recreation facilities not conducted as a private for-profit business	SP	SP	SP		
Enclosed entertainment and recreation facilities conducted for profit	SP	SP	SP		

Class of Use	MU	PUD	I	T	OS
Indoor Motion Picture Theater		SP			
Enclosed entertainment and recreation facilities not for profit	SP	SP	SP		
Research, Laboratory, Related Uses					
Offices with data processing facilities or laboratories and testing facilities, which may include minor assembly or fabrication activities limited to 25% of the floor area.		SP	SP		
Research and development establishment		SP	Y		
Light Industry					
Laundry or dry cleaning plant			Y		
Printing, binding, engraving plant			Y		
Industrial services such as machine shop, plumbing, electrical or carpentry shop or similar service			Y		
Contractor's yard			Y		
Stone cutting, shaping, finishing in enclosed facility			Y		
Auto body shop; all work carried out inside the building			SP		
Truck service and repair			SP		
Light manufacturing			SP		
Other Principal Uses					
Artisanal fabrication	SP	SP	Y		
Artistic/creative production	SP	SP	Y		
Mixed-use	SP	SP	SP		
Accessory Uses					
Renting of up to three rooms			Y		
Accessory private garage for noncommercial motor vehicles	Y	Y	Y		
Accessory storage of a recreational trailer or vehicle, registered automobile or boat, or utility trailer, not in the front yard		Y	Y		
Accessory structure not used as part of business	Y	Y	Y	SP	
Home occupation ^c	Y	Y	Y		
Family child care	SP	Y			
Physician's or Clergy's office within a residence with up to 1 nonresident employee	Y	SP	Y		
Accessory retail, office, or consumer service use in an apartment dwelling over 20,000 sq. ft. in gross floor area, provided: all activities are located on the first floor or basement floor levels, such uses shall not occupy more than 2,000 sq. ft.; all materials, goods, and activities in connection with said uses shall be confined completely within the building	Y	Y	SP		
Accessory personal services for occupants or employees of hotel, office, or industrial use; access limited to within the building	Y	Y	Y		
Accessory off-street parking and loading spaces conforming to the provisions of Section 6.1	Y	Y	Y	SP	
The storage or keeping of not more than one commercial vehicle:					
• In a private garage accessory to a dwelling if owned or used by a person residing in such	Y	Y	Y		

Class of Use	MU	PUD	I	T	OS
dwelling					
• Open air parking or storage accessory to a dwelling if owned or used by a person residing in such dwelling		Y	Y		
• Parking of not more than 4 commercially-owned shared vehicles	Y	Y	Y		
• Parking of not more than 4 commercially-owned shared vehicles, located on land under the jurisdiction of the Town		Y	Y		
Outdoor storage of not more than 3 vehicles damaged or inoperative due to collision			SP		
Temporary food or beverage concession for profit at an event		Y	Y	SP	
Other accessory use customarily incidental to primary use	SP	SP	SP	SP	
Activities accessory to a permitted use that are necessary in connection with scientific research		SP	SP		
Up to three dwelling units in a building containing a business or service use		SP			
Fraternal, civic, entertainment, professional, or health or similar clubs or organizations as an accessory use	SP	Y			
Catering service		Y	Y		
Notes					
^A Six or more units on one or more contiguous lots requires a special permit.					
^B But permitted by right if accessory to a use exempt under G.L. c. 40A, § 3.					
^C Requires a special permit if home occupation serves customers or pupils on the premises. See Section 5.8.					

5.7 FLOODPLAIN DISTRICT

5.7.1. Purposes

The purpose of Section 5.7 is to:

- A. Protect the health and safety of the occupants of lands subject to seasonal or periodic flooding in the Mill Brook, Alewife Brook, Mystic River, and Mystic Lakes floodplain, as shown on the zoning overlay map of the Town of Arlington.
- B. Prevent the reduction of the water-carrying capacity of streams, brooks, rivers, and drainage courses by prohibiting the destruction or alteration of their natural character, and by preventing encroachment by future development, both public and private, in the floodway. A floodway includes the normal channel of a river or stream and those portions of the floodplains adjoining the normal channel which are reasonably required to carry off the flood flow.
- C. Preserve the natural flood control characteristics and the water storage capacity of the floodplain.
- D. Protect the public from hazard and loss through the regulation of future development of lands adjoining such watercourses.

- E. Protect the safety and purity of water; control and containment of sewage; safety of gas, electric, fuel, and other utilities from breaking, leaking, short-circuiting, grounding, igniting, electrocuting or any other dangers due to flooding.

5.7.2. Boundaries

The Floodplain District is herein established as an overlay district. The District includes all special flood hazard areas within the Town of Arlington designated a Zone A, AE and X on the Middlesex County Flood Insurance Rate Map (FIRM) issued by the Federal Emergency Management Agency (FEMA) for the administration of the National Flood Insurance Program (NDIP). The map panels of the Middlesex County FIRM that are wholly or partially within the Town of Arlington include the following panel numbers: 25017C0412E, 25017C0416E, 25017C0419E, dated June 4, 2010 (Scale 1"=500'). The exact boundaries of the District may be defined by the 1% annual (100 year flood) base flood elevations shown on the FIRM and further defined by the Middlesex County Flood Insurance Study (FIS) report dated June 4, 2010. The FIRM and FIS report are incorporated herein by reference and are on file with the Department of Planning and Community Development and Conservation Commission.

5.7.3. Applicability

- A. Any proposed use, structure, development, filling, grading, or excavation within the Floodplain District shall be governed by all regulations of this Section 5.8, G.L. c. 131, § 40, Wetlands Protection Regulations of the Town Bylaws (Title V, Article 8), Department of Environmental Protection (DEP) 310 CMR 10.00, Inland Wetlands Restriction (DEP) 310 CMR 13.00, and the section of the State Building Code that addresses floodplain areas, and shall require a building permit. The extent of the Floodplain District shall be determined by the Conservation Commission.
- B. The phrase, "Board of Appeals or Arlington Redevelopment Board, as applicable", shall mean "subject to a special permit from the Board of Appeals or approval from the Arlington Redevelopment Board in the case of activity subject to Section 3.4, Environmental Design Review".

5.7.4. Setback from Open Stream

A building or structure, except for a retaining wall, wharf, fence, or bridge, may be set back less than 15 feet by special permit from the Board of Appeals, following consultation with the Arlington Conservation Commission.

5.7.5. Use Regulations

- A. Prohibited Uses. No construction, development, or filling shall be permitted in the regulatory floodway as defined in the Middlesex County FIRMS.
- B. Permitted Uses. The following uses are permitted in the Floodplain District:
- (1) The following outdoor uses shall be permitted as of right provided no buildings or structures are erected:
 - Sales place for flowers as a principal use, garden supplies, agricultural produce, conducted partly or wholly outdoors, commercial greenhouse or garden

- Farm (except the raising of livestock or poultry, if the farm is on less than five acres of land) or market garden but, unless otherwise exempt under state law, in no case, shall goods or produce be sold that are not the natural products of the premises in question
- Park, playground, or other outdoor recreational facility not conducted as a private business
- Country, fishing, tennis, swimming, skating, golf club or other outdoor recreation facility not conducted as a private business
- Wildlife management areas
- Foot, bicycle, or horse paths

- (2) For single-family detached dwellings, two-family dwellings, or duplex houses existing on the effective date of this Section is advertised (August 28, 1975), the expansion of these (or their accessory) uses to a maximum of 15% of the lot coverage existing when this section is enacted, provided that such expansions conform to this Section 5 and do not constitute substantial improvement of a structure. Substantial improvement means any repair, reconstruction, or improvement of a structure, the cost of which exceeds 50% of the actual cash value of the structure either (a) before the improvement is started, or (b) if the structure has been damaged and is being restored, before the damage occurred. Structures erected or expanded under this Section 5.7 shall use construction materials and utility equipment that are resistant to flood damage, and construction methods and practices that will minimize flood damage.

C. Special Permit. The following shall require a special permit from the Board of Appeals or Arlington Redevelopment Board, as applicable.

- (1) The proposed use, including filling or excavating, when combined with all existing uses, will not increase the water surface in the 1% base flood elevation.
- (2) The proposed use shall comply with the regulations as amended in Massachusetts Wetlands Protection Regulations, Department of Environmental Protection (DEP), 310 CMR 10.00 and Inland Wetlands Restriction (DEP) 310 CMR 13.00 and in the Conservation Commission's Wetlands Regulations promulgated under the Arlington Wetlands Bylaw (Title V, Article 8).
- (3) Base Flood Elevation Data is required for proposals or other developments greater than 50 lots or five acres, whichever is the lesser, within unnumbered A Zones.

The provisions of this subsection shall not apply to the reconstruction or repair of a structure unless it constitutes substantial improvements existing prior to August 28, 1975 after a fire or other casualty. However, major repairs shall use construction materials and utility equipment that are resistant to flood damage and construction methods and practices that will minimize flood damage.

- (4) In Zones A and AE, along watercourses that have not had a regulatory floodway designated, the best available Federal, State, local, or other floodway data shall be used to prohibit encroachments in floodways which would result in any increase in flood levels within the community during the occurrence of the base flood discharge.

5.7.6. Procedures

- A. Application. Applicants for a special permit shall be made to the Board of Appeals or the Arlington Redevelopment Board, as applicable, in accordance with its rules and regulations.
- B. The Board shall hold a public hearing in accordance with Section 3.3 of this Bylaw and G.L. c. 40A, §§ 9 and 11.
- C. The Board shall not take final action on an application for a special permit until it has received a report from the Building Inspector, the Board of Health, the Conservation Commission, Town Engineer, and the Arlington Redevelopment Board (if applicable) or until 35 days have elapsed after receipt of such application and plans without submission of a report.
- D. The Board may, as a condition of approval, require that effective notice be given to prospective purchasers, by signs or otherwise, of past flooding of said premises, and the steps undertaken by the petitioner or his successor in title to alleviate the effects of the same.
- E. No occupancy permit shall be issued for special permit uses under this Section until the Building Inspector and the Board of Health, the Conservation Commission, Board of Appeals, and Arlington Redevelopment Board have received a certified plan showing the foundation and flood elevations, elevations of the completed construction, and until all requirements of all permits are satisfied.

5.7.7. Areas, Open Space, and Yard Regulations

The portion of any lot within the Floodplain District may be used to meet the lot area, open space and yard requirements for the district in which the remainder of the lot is situated.

5.7.8. Exemptions

- A. Where a proposed use is determined to fall within the limits of the Floodplain District and the applicant determines that the location is not included in the definition of the Floodplain District, said use may be exempt by the Board of Appeals or Arlington Redevelopment Board, as applicable, from the provisions of this section if the applicant provides sufficient evidence for the applicable Board to determine that the land in question should not be subject to the provisions of this Section.
- B. If it is determined that an area of significant size should no longer be included within the Floodplain District due to a natural or man-made event which has altered the boundary, the floodline determining the boundaries of the Floodplain District may be changed with approval from Town Meeting provided the new floodline to be adopted has been established in accordance with accepted engineering practice and certified by a registered professional engineer.

5.7.9. Notification of Alteration

In a riverine situation, the Director of Planning and Community Development shall notify the following of any alteration or relocation of a watercourse:

- Chief Executive Officers in Adjacent Communities
- NFIP State Coordinator
Massachusetts Department of Conservation and Recreation
251 Causeway Street, Suite 600-700
Boston, MA 02114-2104
- NFIP Program Specialist
Federal Emergency Management Agency, Region I
99 High Street, 6th Floor
Boston, MA 02110

5.8 INLAND WETLAND DISTRICT

5.8.1. Purpose

The purpose of Section 5.8 is to:

- A. Preserve and protect the streams, water bodies, and other watercourses, including wetlands, in the Town of Arlington.
- B. Protect the health and safety of persons and property against the hazards of flooding and contamination.
- C. Preserve and maintain the groundwater table for potential water supply purposes.
- D. Protect the community against the detrimental use and development of lands adjoining such watercourses.
- E. Conserve the watershed areas in Arlington for the health, safety, and welfare of the public.

5.8.2. Definitions

The Inland Wetland District is superimposed over any other district established by this Bylaw and includes the following areas:

- A. All lands within the elevations shown on the Wetland and Floodplain Overlay Map of the Zoning Map and designated as wetlands. These include lakes, ponds and swamps.
- B. All land area along all rivers, brooks, and streams for a horizontal distance of 25 feet from the center line thereof are included in the Inland Wetland District.
- C. All lands designated on the zoning map as having a shallow depth to water table. These lands are the poorly and very poorly drained mineral soils, and very poorly drained soils formed in organic deposits. Poorly drained mineral soils have a water table at or near the surface for 7 to 9 months during the year. The water table remains at or close to the surface of very poorly drained mineral and organic soils throughout most of the year.

5.8.3. **Applicability**

Any proposed use to be located within the limits of the Inland Wetland District as determined by the Inspector of Buildings under Section 3.05 of this Bylaw shall be governed by all regulations of this Section as well as all other applicable provisions of this Bylaw.

5.8.4. **Permitted Uses**

Municipal use, such as waterworks, pumping stations, and parks, is permitted under this section. Land in the Inland Wetland District may be used for any purpose otherwise permitted in the underlying district except that:

- A. No structure intended for human occupancy or use on a permanent basis having water and sewerage facilities and no other building, wall, dam or structure (except flagpoles, signs, and the like) intended for permanent use shall be erected, constructed, altered, enlarged, or otherwise created or moved for any purpose unless a Special Permit from the ZBA or, in cases subject to Environmental Design Review, a Special Permit from the ARB, is issued. However, a structure existing at the time this Bylaw becomes effective may be reconstructed or repaired after a fire or other casualty, as provided in Section 9.06 of this Bylaw.
- B. Dumping, filling, excavating, or transferring of any earth material within the district is prohibited unless a Special Permit from the ZBA or, in cases subject to Environmental Design Review, a Special Permit from the ARB, is issued. However, this paragraph does not prohibit ordinary gardening activities in lawn or garden areas which are used for such purposes at the time this Bylaw became effective.
- C. No ponds or pools shall be created or other changes in watercourses, for swimming, fishing, or other recreational uses, agricultural uses, scenic features, or drainage improvements or any other uses unless a Special Permit from the ZBA or, in cases subject to Environmental Design Review, a Special Permit from the ARB, is issued.

5.8.5. **Procedures**

Any person(s) desiring such a permit shall submit an application to the ZBA or, in cases subject to Environmental Design Review, to the ARB, which shall comply with the conditions and submittal requirement as listed in the following subsections. (Such conditions shall include, where applicable, approval by the Conservation Commission, the Massachusetts Department of Environmental Protection, and the Massachusetts Department of Public Works under Chapter 131 of the General Laws, acts relating to the protection of the inland wetlands of the Commonwealth.) The application procedure shall be the same as for special permits. Copies of the application for special permit with accompanying plans shall also be sent to the Inspector of Buildings, Board of Health, the Conservation Commission, Town Engineer, and, if applicable, the ARB for their recommendations as to their approval, disapproval or appropriate recommendations.

5.8.6. **Development Conditions**

- A. For the development of land within the Inland Wetland District, the following conditions shall apply:

- (1) A minimum of six test borings to a minimum depth of eight (8) feet shall be taken; three of which shall be within the area of the proposed structure and three within 25 feet of the outside walls of the structure, but not closer than 10 feet. A report by a soil scientist or qualified engineer shall accompany the test data.
 - (2) The floor level of areas to be occupied by human beings as living or work space shall be four (4) feet above the seasonal high water table and not subject to periodic flooding.
 - (3) If the basement floor level is below the seasonal high water table and affords the possibility of human occupancy at some future date, although not originally intended, adequate perimeter drainage and foundation shall be installed to withstand the effect of pressure and seepage. Furnace and utilities are to be protected from the effects of leaching.
 - (4) Safe and adequate means of vehicular and pedestrian passage shall be provided in the event of flooding of the lot(s) or adjacent lot(s) caused by either the overspill from water bodies or high runoff.
- B. The developer shall show that the proposed development will not endanger health and safety, including safety of gas, electricity, fuel, and other utilities from breaking, leaking, short-circuiting, grounding, igniting or electrocuting; shall not obstruct or divert flood flow; substantially reduce natural floodwater storage capacity; destroy valuable habitat for wildlife; adversely affect groundwater resources or increase storm water run-off velocity so that water levels on other land are substantially raised or the danger from flooding increased.

5.9 SUPPLEMENTAL REGULATIONS FOR PERMITTED USES

5.9.1. Home Occupation

- A. In any Residential District, a home occupation is permitted if all the following conditions are met:
- (1) No nonresident shall be employed therein.
 - (2) Not more than 25% of the existing gross floor area of the dwelling unit in the principal building, not to exceed 600 square feet, is devoted to the home occupation, and no stock in trade, commodities, or products shall occupy space beyond these limits.
 - (3) There shall be no display of goods or wares visible from the street.
 - (4) All advertising devices visible from off the lot are specifically prohibited.
 - (5) The buildings or premises occupied shall not have a detrimental impact on the neighborhood due to exterior appearance, emission of odor, gas, smoke, dust, noise, electrical disturbance, or in any other way. In a structure containing more than one dwelling unit, the use shall not become objectionable or detrimental to any residential use within the structure.

- (6) Any such building shall include no feature of design not customary in buildings for residential use.
- B. Where permitted or allowed by special permit in the use regulations, a physician may operate an office from the physician's residence with up to one nonresident employee.

SECTION 6. SITE DEVELOPMENT STANDARDS

6.1 OFF-STREET PARKING

6.1.1. Purposes

The purposes of this Section 6.1 are to:

- A. Provide for safe and convenient vehicular parking areas and delivery areas;
- B. Promote safety for pedestrians, bicyclists, motor vehicle occupants, and property and business owners;
- C. Promote off-street parking in the Residence Districts in a manner that preserves, to the extent possible, landscaped front yards by allowing the use of a front yard for off-street parking only under exceptional circumstances.

6.1.2. Applicability

No land, building, or structure shall be used or changed to a category of greater parking demand, determined in accordance with the Table of Off-Street Parking Regulations below, except in accordance with this Section 6.1.

6.1.3. Administration

- A. This Section 6.1 shall be administered by the Building Inspector for a use or activity that requires neither a special permit from the Board of Appeals nor Environmental Design Review by the Arlington Redevelopment Board. Where the phrase, “Board of Appeals or Arlington Redevelopment Board, as applicable,” appears in this Section 6.1, it shall mean “subject to a special permit from the Board of Appeals or approval from the Arlington Redevelopment Board in the case of activity subject to Section 3.4, Environmental Design Review”.
- B. After the effective date of this Bylaw, off-street parking space shall be provided for every new structure, the enlargement of an existing structure, the development of a new land use, or any change in an existing use in accordance with the Table of Off-Street Parking Regulations, and the other requirements contained in this Section 6.1.

6.1.4. Table of Off-Street Parking Regulations

The minimum number of off-street parking and loading spaces shall be as set forth in the following table. Off-street parking requirements for a use not specifically listed below shall be as determined by the Building Inspector based on a listed use of similar characteristics of parking demand generation.

Use	Minimum Number of Spaces
Residential Uses	
Single-, two-, or three-family dwelling	1 space per dwelling unit

Use	Minimum Number of Spaces
Apartment building	1 space per efficiency dwelling unit; 1.15 space per 1-bedroom dwelling unit, 1.5 spaces per 2-bedroom dwelling unit, and 1 space per 5 units of public elderly housing
Assisted living residence	0.4 spaces per dwelling unit
Single-room occupancy building	1 per unit Any bedroom or group of 2 beds in a single room
Group home	2 spaces per 4 residential rooms
Business or Industrial Use	
Auto sales, similar retail and service establishments with extensive display areas that are unusually extensive in relation to customer traffic	1 space per 1,000 sq. ft. of gross floor area For outdoor display areas, 1 space per 1,000 sq. ft. of lot area used for these purposes
Hotel/motel	1 space per sleeping room, plus 1 space per 400 sq. ft. of public meeting area or restaurant space
Other retail or service use	1 space per 300 sq. ft. of gross floor area
Offices, including professional, business	1 space per 500 sq. ft. of gross floor area
Wholesale or storage establishment, warehouse	1 space per 1,000 sq. ft. of gross floor area
Manufacturing or industrial establishment	1 space per 600 sq. ft. of gross floor area or 0.75 spaces per employee of the combined employment of the two largest successive shifts, whichever is greater
Medical, dental office or clinic, or office of other health care providers	4 spaces per physician, dentist, practitioner
Institutional, Educational Use	
Hospital	2.25 spaces per bed of design capacity
Nursing home	1 space per 4 beds of design capacity
Business, trade, or industrial school or college	1 space per 200 sq. ft. of gross floor area in classrooms and other teaching stations, plus spaces for gymnasium or auditorium, whichever has the larger capacity, as specified in this table
Other school	2 spaces per classroom in elementary and middle school or junior high school facility; 4 spaces per classroom for a high school, plus spaces for gymnasium or auditorium, whichever has the larger capacity, as specified in this table
Public, Recreational or Entertainment	
Community facility or municipal facility	1 space per 3 employees on the largest shift
Theater, restaurant, gym, auditorium or similar place of public assembly with seating facilities	1 space per 4 seats of total seating capacity. Seasonal outdoor seating for restaurants shall not count toward total seating capacity
Health club or indoor athletic facility	1 space per 300 sq. ft. of gross floor area
Utility, Transportation, Communications	
Public utility	1 space per 400 sq. ft. of gross floor area devoted to office use, 1 space per 800 sq. ft. of gross floor area for other use

Use	Minimum Number of Spaces
Transportation terminal	1 space per 600 sq. ft. of gross floor area
Other Uses	
Mixed-use	Sum of uses computed separately
Any other use permitted in this Bylaw	Closest similar use as shall be interpreted to be covered by this table, as determined by the Building Inspector

6.1.5. **Parking Reduction in Business, Industrial, and Multi-Family Residential Zones**

The Board of Appeals or Arlington Redevelopment Board, as applicable, may allow the reduction of the parking space requirements in the R5, R6, R7, and Business and Industrial Zones to 25 percent of that required in the Table of Off Street Parking Regulations if the proposed parking is deemed adequate and where Transportation Demand Management practices are incorporated, as evidenced by a Transportation Demand Management Plan approved by the special permit granting authority. Methods to reduce parking on site may include but are not limited to:

- A. **Shared Parking:** To implement shared on-site parking, the applicant shall demonstrate that proposed uses are non-competing. In mixed-use developments, applicants may propose a reduction in parking requirements based on an analysis of peak demand for non-competing uses. In these cases, the parking requirement for the largest of the uses (in terms of parking spaces required) shall be sufficient.
- B. **Off-site Parking.** An applicant may use off-site parking to satisfy their parking requirements as provided in Section 6.1.10. The applicant shall document efforts to promote use of off-site parking by customers, residents, or employees.
- C. **Transportation Demand Management (TDM):** Any request for parking reduction must include a plan to reduce demand for parking. TDM provides incentives to reduce the use of Single Occupant Vehicles and encourages the use of public transit, bicycling, walking, and ridesharing. All projects requesting a parking reduction must employ at least three TDM methods described below:
 - (1) Charge for parking on-site;
 - (2) Pay a stipend to workers or residents without cars;
 - (3) Provide preferential parking for carpooling vehicles;
 - (4) Provide a guaranteed emergency ride home;
 - (5) Provide transit pass subsidies;
 - (6) Provide covered bicycle parking and storage;
 - (7) Provide bicycle or car sharing on site;
 - (8) Provide showers for business or industrial uses;

- (9) Other means acceptable to the applicable special permit granting authority

6.1.6. Table of Off-Street Loading and Unloading Regulations

The off-street loading and unloading requirements in the Table of Off-Street Loading Regulations shall apply to any nonresidential use. The Board of Appeals or Arlington Redevelopment Board, as applicable, may reduce the loading requirements, including the size of the loading space, if it finds that so doing will not be detrimental to the structure or surrounding uses.

Use	Minimum Number of Loading Spaces per Sq. Ft. Gross Floor Area
Retail, Personal, Consumer, and Business Services, Restaurants	5,000 - 20,000 = 1
	20,001 - 50,000 = 2
	50,001 - 100,000 = 3
	plus 1 for each 100,000 (or fraction) over 100,000
Manufacturing or Industrial, Utility, Transportation, Communications, Wholesale or Storage, Wholesale Business, Storage Facility	5,000 - 20,000 = 1
	20,001 - 40,000 = 2
	40,001 - 120,000 = 3
	120,001 - 200,000 = 4
	plus 1 for each 100,000 (or fraction) over 200,000
Institutional, Educational, Public, Recreational, and Entertainment, Office Uses	5,000 - 50,000 = 1
	50,001 - 100,000 = 2
	100,001 - 150,000 = 3
	plus 1 for each 150,000 (or fraction) over 150,000

6.1.7. Existing Spaces

Parking or loading spaces being maintained in any District for any existing use on the effective date of this Bylaw, or any spaces subsequently provided in accordance with this Bylaw, shall not be decreased or in any way removed from service to the use originally intended to be served so long as the use remains, unless a number of parking or loading spaces is constructed elsewhere on property under the same ownership. However, this regulation shall not require the maintenance of more parking or loading spaces than is required according to the tables in this Section 6.1.

6.1.8. Computation of Spaces

When the computation of required parking or loading spaces results in the requirement of a fractional space, any fraction of one-half or more shall require one space.

6.1.9. Combined Facilities

Parking required for two or more buildings or uses may be provided in combined facilities on the same or adjacent lots, provided there is a legally enforceable shared parking agreement executed by all parties concerned and approved by the Board of Appeals or Arlington Redevelopment Board, as applicable, as part of the special permit process and recorded with the Middlesex South Registry of Deeds.

6.1.10. Location of Parking Spaces

Required off-street parking spaces shall be provided on the same lot as the principal use they are required to serve, or when practical difficulties prevent their establishment on the same lot, they shall be established no further than 600 feet from the premises they serve, subject to approval by the Board of Appeals or Arlington Redevelopment Board, as applicable. Such spaces may be located outside or within a structure designed as a public or private garage. Projects subject to Section 3.4, Environmental Design Review, may provide parking off-site within 600 feet where it can be shown that a long-term, legally enforceable agreement has been made to secure off-site parking.

- A. **Parking in Residential Districts.** For single-family, two-family or duplex, and three-family dwellings, off-street parking shall not be permitted in the area between the front lot line and the minimum front setback except on a driveway not exceeding 20 feet in width leading to the required parking space(s). Off-street parking is permitted in (1) the side yard and rear yard on a paved driveway, or in the case of a corner lot of less than 6,000 square feet in the longer of the two front yards, up to a maximum of 24 feet in width, or (2) in an attached or detached garage, or (3) within the foundation of a dwelling provided the garaging is specifically designed for that purpose. Any driveway leading to off-street parking on a lot cannot exceed a 15% downward slope, as measured from the farthest point from the front property line, except by Special Permit. A space designed for parking within an existing garage is determined to meet the requirements of an off-street parking space. Side yards used for parking shall have a vegetated buffer when abutting a lot used for residential purposes, to minimize visual impacts.

For single-family, two-family or duplex, and three-family dwellings in R0, R1, R2, R3 and R4 districts, not more than one driveway shall be permitted unless there is a finding by the Board of Appeals (or Arlington Redevelopment Board, if it is the special permit granting authority for the development) that a second driveway or a driveway that makes more than one intersection with the street may be added in a manner that avoids an undue concentration of population, allows adequate provision of transportation, and conserves the value of land and buildings in the vicinity. In no case may a second driveway for a single-family, two-family or duplex, or three-family dwelling violate any other dimensional or density regulations for the district in which it is located. For single-family, two-family or duplex, and three-family dwellings in R0, R1, R2, R3, and R4 districts, not more than two driveways are permitted.

- B. **Parking in Commercial Districts.** For properties located in the Business Districts, no parking shall be permitted in the front yard nor shall any driveways directly in front of a structure be permitted without a finding by the Board of Appeals or Arlington Redevelopment Board, as applicable, that the parking or driveway is necessary and convenient to the public interest.
- C. **For Mixed-Use development,** the first 3,000 square feet of non-residential space is exempt from the parking requirements of this Section 6.1.

- D. **Public Parking Lots.** The Board of Appeals or Arlington Redevelopment Board, as applicable, may allow the substitution of space within public parking lots in lieu of parking requirements of this Section 6.1 provided they are located within 1,000 feet of the building to be served.
- E. **Location of Loading Spaces.** The loading spaces required for the uses listed in the Table of Off-Street Loading and Unloading Regulations shall in all cases be on the same lot as the use they are intended to serve. In no case shall the required loading spaces be part of the area used to satisfy the parking requirements of this Bylaw.

6.1.11. **Parking and Loading Space Standards**

- A. A parking space may be inside or outside a structure and shall be for the exclusive use of one motor vehicle. Spaces entered from the front or rear, and stacked spaces, shall have minimum dimensions of 8.5 feet by 18 feet. Compact car parking spaces permitted in accordance with Paragraph C(11) below shall be at least 8 feet by 16 feet. For parallel parking, a space shall have minimum dimensions of 8 feet by 22 feet, except that such spaces which are open and unobstructed at one end may be only 18 feet in length. In residential side yards, the width of a parking space may be the width of the side yard, but in no case less than 7.5 feet.
- B. Parking areas with five spaces or less shall be surfaced with a permanent pervious or impervious material or binder.
- C. All parking and loading areas containing over five spaces, including automotive and drive-in establishments of all types, shall be paved and subject to the following:
 - (1) The parking and loading areas and access driveways shall be surfaced with pervious or impervious material and shall be graded and drained to dispose of all surface water accumulation in accordance with acceptable engineering practices and shall be subject to approval by the Town Engineer. The location of spaces shall be suitably marked by painted lines or other appropriate markings.
 - (2) A substantial bumper of masonry, steel or heavy timber, or a concrete curb or berm curb which is backed, shall be placed at the edge of surfaced areas except driveways to protect abutting structures, properties and sidewalks and screening materials.
 - (3) Each required off-street parking space shall have direct access to an aisle or driveway having a minimum width of 24 feet in the case of two-way traffic or the following widths in the case of one-way traffic only:

Angle of parking	Minimum aisle width
Parallel	12 ft
30 deg	11 ft
45 deg	13 ft
60 deg	18 ft
90 deg	24 ft

- (4) Any fixture used to illuminate any area shall be so arranged as to direct the light away from the street and away from adjoining premises used for residential purposes.
 - (5) No business operation for vehicle repair, gasoline or oil service facilities, or any repair to any motor vehicles shall be conducted except on a lot occupied by a permitted automotive use. Any accessory gasoline or oil facilities shall be at least 25 feet from any lot line.
 - (6) Except for duly authorized yard sales, the storage of materials or equipment or display of merchandise within the required parking area is prohibited.
 - (7) Any portion of any entrance or exit driveway shall not be closer than 50 feet to the curb line of an intersecting street.
 - (8) Any two driveways leading to or from a street, or to or from a single lot, shall not be within 30 feet of each other at their intersections with the front lot line for an interior lot and 40 feet from the intersection of the lot line with the street right-of-way for a corner lot.
 - (9) Any entrance or exit driveway shall not exceed 24 feet in width at its intersection with the front lot line except for automotive service stations and fire stations, in which cases the width may be increased to 40 feet.
 - (10) In R0, R1, R2, R3, and R4 zones, the Board of Appeals or Arlington Redevelopment Board, as applicable, may grant a special permit to allow the reduction of the parking space requirements to 80% of that required in the Table of Off-Street Parking Regulations where conditions unique to the use reasonably justify such a reduction.
 - (11) The Board of Appeals or Arlington Redevelopment Board, as applicable may grant a special permit allowing up to 20% of the spaces in a parking lot or garage to be sized for compact cars.
- D. All parking and loading areas containing over five spaces which are not inside a structure shall also be subject to the following.
- (1) The surfaced area shall be set back at least 10 feet from front lot lines and from all lot lines of abutting property used for residential purposes; however, for side and rear lot lines the setback need only be five feet if the setback includes a solid wall or solid wooden fence, five to six feet in height complemented by suitable plantings. In no case shall the paved area be set back from the front lot line a distance less than the minimum front yard setback for the district, nor from a side or rear lot line a distance less than the minimum buffer width required in the Density and Dimensional Regulations of the district. Where deemed appropriate by property owner, acceptable to immediate abutters, and approved by the Building Inspector, another wall or fence height or fence type may be substituted for the required wall or fence.
 - (2) The area shall be effectively screened with suitable planting or fencing on each side that faces abutting lots used for residential purposes. The screening

shall be within the lot boundaries and at least five feet and not more than six feet high. Parking areas and access driveways accessory to any multi-family dwelling shall be separated from the building by a buffer strip of green open space not less than five feet wide and suitably planted.

- (3) The area within the setback from the front lot line shall be landscaped and shall contain a compact hedge, fence, or berm at least three feet high, placed parallel to the street except within 10 feet of driveways.
- (4) Parking shall not be located within the required front yard area in any district.
- (5) Parking and loading spaces other than those required for single-family and two-family dwellings shall be so arranged to avoid backing of vehicles onto any street.
- (6) Parking areas providing more than 25 spaces shall include landscaped areas in at least 8% of the total paved portion of the parking area. Minimum required landscaped setbacks and buffers at the perimeter of the parking area shall not be counted toward the landscaping requirement of this paragraph. Individual strips of landscaping shall be at least four feet wide.

E. The landscaping standards of Section 6.1.11 may be modified to increase capacity for parking lots if both of the following conditions are satisfied as findings of a special permit:

- (1) Reasonable alternative measures have been taken to meet the intent of these standards: to minimize traffic congestion entering and within parking lots, separate parking from pedestrian spaces, provide adequate drainage, screen parking lots from adjacent, residential uses and from street frontages (preferably with landscaped spaces), and facilitate snow removal and storage; and
- (2) All landscaped space required by this section is provided at some location in the parking lot, including required landscaping which may be lost in setbacks reduced in size by the provisions of this subsection.

6.1.12. Bicycle Parking

- A. Bicycle parking spaces shall be provided for any development subject to Section 3.4, Environmental Design Review and any use requiring eight or more vehicle parking spaces under Section 6.1.4. The bicycle parking requirement will be determined based on the number of motor vehicle parking spaces which have been permitted by the Board of Appeals or Arlington Redevelopment Board, as applicable. The requirements of this section may be modified by the applicable Board if it finds that for the use and location, a modification is appropriate and in the best interest of the town.
- B. When bicycle parking is required, there will be one bicycle parking space per 15 motor vehicle spaces under Section 6.14. The computed number of bicycle parking spaces will be rounded up to the nearest whole number of bicycle spaces. Bicycle parking spaces shall be provided in addition to motor vehicle parking spaces.

- C. When bicycle parking is required, there will be a minimum of two spaces provided, and not more than 20 bicycle spaces will be required at a single site.
- D. A bicycle rack or bicycle storage fixture or structure shall accommodate a bicycle six feet in length and two feet wide. Bicycle racks or storage fixtures must be secured against theft by attachment to a permanent surface. Bicycle parking apparatus shall be installed in a manner that will not obstruct pedestrian or motor vehicle traffic.
- E. To the extent feasible, bicycle parking shall be separated from motor vehicle parking to minimize the possibility of bicycle or auto damage.
- F. The following uses are exempt from bicycle parking requirements: places of worship, cemetery, funeral home, automotive repair shop, car wash, or gas station.

6.2 SIGNS

6.2.1. Purpose

The purpose of this Section 6.2 is to:

- A. Prevent hazards to vehicular and pedestrian traffic;
- B. Prevent conditions which have a blighting influence and contribute to declining property values;
- C. Provide for easy recognition and legibility of all permitted signs and other uses in the immediate vicinity;
- D. Preserve the amenities and visual quality of the town and curb the deterioration of the community environment; and
- E. Maintain public safety, consistent with constitutional requirements protecting freedom of speech.

6.2.2. Applicability

All outdoor signs and window signs are subject to the regulations of this Section 6.2 unless specifically excluded herein. No signs shall be hereinafter constructed, maintained, or permitted except in accordance with this Section.

6.2.3. Administration

The Building Inspector shall have authority to issue sign permits under this Section 6.2. Where the phrase, "Board of Appeals or Arlington Redevelopment Board, as applicable," appears in this Section, it shall mean "subject to a special permit from the Board of Appeals or approval from the Arlington Redevelopment Board in the case of activity subject to Section 3.5, Environmental Design Review".

6.2.4. General Regulations

The provisions of Sections 6.2.4 shall be the general controlling section for all signs. Specific regulations by zoning district are set forth in Sections 6.2.9.

- A. Any traffic, directional, informational, educational, or identification sign owned and installed by a governmental agency shall be permitted, including, notwithstanding any other provision of this Bylaw, promotional, informational, or directional signage placed by the Town relative to historic sites. Acknowledgement of any commercial sponsorship on these signs shall not exceed 3% of the sign area.
- B. A sign (including interior window displays or banners, either temporary or permanent) or its illuminator shall not because of its location, shape, size, or color interfere with traffic or be confused with or obstruct the view or effectiveness of any official traffic sign, traffic signal, or traffic marking.
- C. No red or green lights shall be used on any sign if, in the opinion of the Building Inspector with the advice and consent of the Police Chief, the light would create a driving hazard.
- D. No sign shall be illuminated between 12:00 AM and 6:00AM, except signs identifying police or fire stations or hospitals, and except signs on premises open for business during that time.
- E. All illumination shall be either interior and non-exposed by a window or exterior and shielded and directed solely at the sign and shall be steady and stationary and of reasonable intensity, except that interior illumination is prohibited for bracket signs. Signs fabricated with letters, numbers, designs, or images consisting of a visible light source emitted from the face of the sign, including but not limited to incandescent and fluorescent bulbs, LED price signs, LED and digital displays, and neon tubes, are prohibited.
- F. In buildings where the first floor is substantially above grade and the basement is only partially below street grade, one sign for each level is allowed if each sign has only one half the square footage of sign area as would be permitted for a single sign.
- G. The limitations as to the number of signs permitted do not apply to traffic or directional signs which are necessary for the safety and direction of residents, employees, customers, or visitors, whether in a vehicle or on foot, of any business, industry, or residence. Such signs shall not carry the name of any business or product and shall not exceed one square foot in area.
- H. One informational sign up to four square feet in area, indicating the existence of, and meeting time and place of an Arlington civic organization, may be erected only after the granting of a special permit. The exact size, design, content, and location shall be determined in the special permit. Signs of several service organizations may be consolidated into one sign, in which case the maximum sign area shall be limited to four square feet times the number of organizations listed on the sign.
- I. Two signs identifying churches, synagogues, and other similar religious uses are permitted on each street frontage, one of which may not exceed 20 square feet in area and one which may not exceed 10 square feet in area. One sign may be free-standing and may be used for church notices and announcements of services and events conducted on the premises.

- J. One sign, up to one square foot in area, is allowed per residence indicating the name and address of the occupants.
- K. In any district, one sign is allowed for each of the following, provided it shall not exceed six square feet in area and shall be located on the face of the building or free-standing and set back at least 10 feet from the lot line:
 - (1) Membership club
 - (2) Community facility
 - (3) Funeral establishment
 - (4) Public utility
 - (5) Place of public assembly
 - (6) Premises for sale or lease
- L. A construction project sign indicating the name of the engineer, architect, and contractor or other firms associated with the project, provided it does not exceed 32 square feet in area.
- M. One temporary sign is allowed per establishment for a period not to exceed 60 days, providing the sign does not exceed the size of the maximum allowed for the site in the district in which it is located. No more than one temporary sign permit may be issued for a site in a calendar year. Before a temporary sign (other than a temporary sign placed in a window) shall be erected, there shall a deposit left with the Building Inspector for each sign. The deposit shall be refunded only upon the removal of the sign. Temporary signs larger in size or displayed more often than allowed by this bylaw may be authorized for public or charitable purposes.
- N. A sign area larger than that specifically allowed in this Section 6.2.1 is allowed by special permit under Section 6.2.11.
- O. In any district that allows wall signs, a structure may have no more than two of the following categories of signs: wall sign, window sign, and awning sign.
- P. The lettering on any sign indicating that a business is open or closed may not exceed six inches in height.
- Q. Notices in compliance with Title V, Article 1 of the Town Bylaws are allowed in any District.

6.2.5. Prohibited Signs

The following signs shall not be permitted, constructed, erected, or maintained.

- A. Signs which incorporate in any manner flashing, moving, or intermittent lighting, excluding public service signs showing time and temperature.
- B. Wind signs, including banners, pennants, spinners, streamers, and other wind-actuated components.

- C. String lights used in connection with commercial premises with except for temporary lighting for holiday decoration.
- D. Any sign which advertises a business no longer in existence, or a product or service no longer sold.
- E. Portable signs.
- F. Window signs which cover more than 25% of the area of the window.
- G. Signs for home occupations.
- H. Signs, except awning signs, painted or posted directly on the exterior surface of any wall.
- I. Signs that obstruct any door, window or fire escape on a building.
- J. Signs constructed, erected, or maintained on the roof of any building.
- K. Signs which project over a public right-of-way, except for wall signs which may project no more than 12 inches from a building face, and with the further exception of bracket signs in the B3 and B5 zoning districts.
- L. Signs in the R, B1 and OS districts containing a registered trademark or portraying a specific commodity for sale. In all other districts, signs which contain a registered trademark or portray a specific commodity for sale occupying more than 10% of the sign area, unless the registered trademark or commodity is the principal activity conducted therein.

6.2.6. Signs Permitted in Any R District

One unlighted, permanent sign for any permitted use except a residence or home occupation sign or signs controlled by Section 6.2.9 not to exceed four square feet in area and if a ground sign, set back not less than one half the depth of the front yard.

6.2.7. Bed and Breakfast Signs

A bed and breakfast or a bed and breakfast home in any zoning district may not have more than one permanent, unlighted sign, not to exceed four square feet in area, and if a ground sign, it must be set back not less than half the depth of the front yard.

6.2.8. Signs Permitted in Any B, I, or PUD District

- A. One wall sign for each street or parking lot frontage of each establishment. Unless further limited by the provisions of Section 6.2.9, there shall not exceed a total of two permanent signs for any one business or industrial establishment, including freestanding signs but excluding window signs, directional signs, directories, marquees, and awnings.
- B. One directory of the occupants or tenants of the building affixed at each entrance not exceeding an area determined as one square foot for each occupant or tenant.
- C. One marquee sign for each public entrance to a theater provided that the marquee shall not be more than four feet overall in height.

- D. One awning sign for each display window of a store.

6.2.9. Special Controls by Zoning District

- A. Signs Permitted in B1, R6 and, R7 Districts. Not more than one accessory wall sign up to a maximum of 20 square feet in area, or ground sign up to a maximum of eight square per feet in area, per building except that in R6 and R7 districts, buildings which were originally designed for commercial use, may have one permanent wall sign not to exceed two feet in height, and if containing a trademark or if portraying a specific commodity for sale, such trademark or commodity shall not occupy more than 10% of the sign area, unless said trademark or commodity is the principal activity conducted therein.
- B. Signs Permitted in B1 Districts. Not more than one accessory wall sign up to a maximum of 20 square feet in area, or ground sign up to a maximum of eight square per feet in area, per building.
- C. Signs Permitted in Any B2 or T Districts. One permanent wall sign not to exceed two feet in height or a ground sign not to exceed 20 square feet in area and if containing a registered trademark or portraying a specific commodity for sale, such trademark or portrayal shall not occupy more than 10 percent of the sign area unless said registered trademark or commodity is the principal activity conducted therein.
- D. Signs Permitted in Any B3, B5 I, or PUD Districts. One permanent wall sign for each street or parking lot frontage of each establishment, and if containing a registered trademark or portraying a specific commodity for sale, such trademark or commodity shall not occupy more than 10 percent of the sign area, unless said registered trademark or commodity is the principal activity conducted therein.
- E. Signs Permitted in Any B3 and B5 Districts. One sign permitted in Sections 6.2.8 Subsection D above may be a bracket sign meeting the following dimensional requirements: a) no less than 8 feet clearance from ground level to bottom of the sign, b) no more than 15 feet high from ground level to top of the sign, c) the square footage of the sign shall be no larger than 12 square feet or the number of feet equal to half the façade length of the establishment on which the sign hangs, whichever is less, and d) the sign shall project no more than 50 inches from the face of the building. The area of the sign shall be calculated based on its maximum height and width. Bracket signs shall not be hung over a vehicular way, shall not extend above the building, and shall not extend beyond the curb line.
- F. Signs Permitted in Any B2A or B4 Districts
- (1) One permanent wall sign for each street or parking lot frontage of each establishment not to exceed 40 square feet and to conform to the "wall sign" provisions of this Section 6.2.
 - (2) One standing sign which does not exceed 24 square feet in lieu of the wall signs permitted in Subsection (F)(1) above. If a standing sign is provided, there may be one permanent wall sign which does not exceed 20% of the area of the standing sign.

- (3) On property at any corner formed by intersecting streets, no free-standing sign shall be erected within that triangular area between the property lines and a diagonal line joining points on the lines 25 feet from the point of their intersection, or in the case of rounded corners, the triangular area between the tangents to the curve at such corner and a diagonal line joining points on such tangents 25 feet from the point of their intersection.
- (4) Where a single lot is occupied by more than one establishment, whether in the same structure or not, there shall not be more than one free-standing sign for each lot street frontage.
- (5) At gasoline service stations, one standard sign is allowed for each gasoline pump, bearing in usual size according to state regulations, and usual form, the name and/or type of gasoline and the price thereof.
- (6) If containing a registered trademark or portraying a commodity for sale, such trademark or commodity shall not occupy more than 10% of any sign area, unless said registered trademark or commodity is the principal activity conducted therein.

G. Signs Permitted in MU Districts

- (1) One free-standing sign provided such sign is not more than four feet by six feet or 24 square feet in area and the top of the sign is not over 12 feet above the ground.
- (2) One wall or standing sign for identification of each building provided the surface area of such sign of one side shall not be more than 10 square feet nor, if a standing sign, more than six feet above ground.
- (3) Directional signs that point out parking lots and specific services provided they are not larger than one foot by three feet and provided the top of the sign is not more than four feet above the ground.

H. Signs Permitted in OS Districts

- (1) One unlighted permanent freestanding sign for any permitted use, not to exceed four square feet in area and set back not more than 15 feet from the front property line.
- (2) On properties which provide space and amenities for recreational, educational and organized social activities, a kiosk not to exceed 24 square feet may be substituted for a freestanding sign. Such a kiosk is intended to serve community needs; no material in the nature of commercial advertisement shall be a part of the kiosk with the exception of sponsorship acknowledgement which may not exceed 3% of the area of the kiosk.

6.2.10. Sign Permits and Maintenance

- A. Applications for a sign permit to erect, install, place, construct, alter, move, or maintain a sign shall be submitted to the Building Inspector on forms provided by the Department of Inspectional Services.

- B. Upon receipt of a complete application for a sign permit, the Building Inspector shall transmit a copy to the Director of Planning and Community Development for review and comment. The Director shall submit an advisory report with recommendations as to location, size, color, and lighting among others to the Building Inspector within 14 days of receipt of the application. Failure to submit a report within the 14-day period shall constitute no objection to the permit by the Department.
- C. A sign permit shall be issued only if the sign complies or will comply with all applicable provisions of this Bylaw.
- D. The Building Inspector is authorized to order the repair or removal of any sign and its supporting structure which in the judgment of the Building Inspector is dangerous or in disrepair, or which is erected or maintained contrary to this Bylaw.

6.2.11. Special Permits

- A. Under certain circumstances, the Board of Appeals or Arlington Redevelopment Board, as applicable, may issue a special permit to allow more than the number of signs permitted under this Section 6.2, or signs of a greater size or in a location other than that specified in this Section 6.2 if the architecture of the building, the location of the building relative to the street, or the nature of the use being made of the building is such that an additional sign or signs of a larger size should be permitted in the public interest. In granting a sign special permit, the Board of Appeals or Arlington Redevelopment Board, as applicable, shall specify the size and location of the sign or signs and impose other terms and restrictions as it may deem to be in the public interest. However, in no case shall any sign permitted exceed a maximum of four feet times the linear face of the building front.
- B. Submission requirements and procedures for a sign special permit shall be in accordance with Section 3.4 of this Bylaw and the rules and regulations of Board of Appeals or Arlington Redevelopment Board, as applicable.

6.2.12. Nonconforming Accessory Signs

Accessory signs or other advertising devices legally erected before the adoption of this Bylaw may continue to be maintained, provided, however, that:

- A. No sign or other advertising device shall be permitted if it is, after the adoption of this Bylaw, enlarged, reworded (other than in the case of theatre or cinema signs or signs with automatically changing messages), redesigned or altered in any way including repainting in a different color, except to conform to the requirements of this Bylaw; and
- B. Any sign or other advertising device that has deteriorated to such an extent that the cost of restoration would exceed 35% of the replacement cost of the sign or other advertising device at the time of the restoration, shall not be repaired or rebuilt or altered except to conform to the requirements of this bylaw. Any exemption provided in this section shall terminate with respect to any sign or other advertising device which:
 - (1) Shall have been abandoned;

- (2) Advertises or calls attention to any products, businesses, or activities which are no longer sold or carried on at the premises; or
- (3) Shall not have been repaired or properly maintained within 30 days after notice to that effect has been given by the Inspector of Buildings.

6.2.13. Nonaccessory Signs

- A. No person, firm, association, or corporation shall erect, display or maintain a billboard, sign, or other outdoor advertising device, except those exempted by G.L. 93, §§ 30 and 32.
- B. No billboard, sign or other advertising device shall be erected, displayed, or maintained in any block in which one-half of the buildings on both sides of the street are used exclusively for residential purposes; except that this provision shall not apply if the written consent of the owners of the majority of the frontage on both sides of the street in such block is first obtained and is filed with the Division of Highways of the Department of Public Works of the Commonwealth of Massachusetts, together with the application for a Permit for such billboard, sign or other advertising device.
- C. Not more than one nonaccessory sign shall be permitted on each lot. No nonaccessory sign shall be erected, constructed or maintained within 50 feet of another nonaccessory sign, unless said nonaccessory signs are on one structure and placed back to back.
- D. No nonaccessory signs shall be erected in any R District and, except as specifically exempt by the applicable regulations of the Massachusetts Board of Outdoor Advertising, no nonaccessory sign shall be erected in any B or I district:
 - (1) On the premises of or within 300 feet of, a district, site, building, structure or object which is listed in the National Register of Historic Places in accordance with P. L. 89 665, 805.915 (1966) as amended;
 - (2) On the premises of or within 300 feet of any church, chapel, synagogue, school, public playground, hospital, municipal building (including without limitation town hall, fire and police stations and public library buildings, MBTA station), museum, public park or reservation, a permanently erected memorial to veterans or monument;
 - (3) Within 200 feet of the 100-year floodline of the Alewife Brook, Mystic Lake, Mystic River, Mill Brook, Spy Pond or any wetlands shown on the floodplain and wetland overlay of the Zoning Map of the Town of Arlington;
 - (4) Within a radius of one hundred 150 feet from the point where the centerlines of two or more public ways intersect;
 - (5) Exceeding a height of 30 feet measured from the ground surface;
 - (6) Upon the roof of any building;

- (7) Exceeding an area of 300 square feet or one-half square foot per foot of lot frontage or, in the case of wall signs, of one-sixth of the area of said wall, whichever is smaller;
 - (8) Containing a sign face with a vertical dimension more than 12 feet;
 - (9) Nearer than 100 feet to any public way, if within view of any portion of the same, if such billboard, sign or other advertising device shall exceed a length of eight feet or a height of four feet;
 - (10) Nearer than 300 feet to any public way, if within view of any portion of the same, if such billboard, sign or other advertising device shall exceed a length of 25 feet or a height of 12 feet; or
 - (11) In any event if such billboard, sign or other advertising device shall exceed a length of 50 feet or a height of 12 feet; except that the Selectmen may permit the erection of billboards, signs or other advertising devices which do not exceed 40 feet in length and 15 feet in height if not nearer than 300 feet to the boundary line of any public way.
- E. No billboard, sign or other advertising device shall be erected, displayed or maintained without a permit from the Division of Highways of the Department of Public Works pursuant to the following provisions: Upon receipt from the Division of a notice that application for a permit to erect, display or maintain a billboard, sign or other advertising device within the limits of the town has been received by it, the Board of Selectmen shall hold a public hearing on the said application in the town, notice of which shall be given by posting the same in three or more public places in the said town at least one week before the date of the such hearing. A written statement as to the decision of the Board results thereof shall be forwarded to the Division within 30 days from the date of notice of the town that an application for a permit had been made. containing, In the event of a disapproval of the such application, the Board shall provide reasons for the disapproval within 30 days from the date of notice of the town that an application for such a permit had been made.
- F. This Bylaw shall not apply to signs or other devices erected and maintained in conformity with law, which advertise or indicate either the person occupying the premises in question or the business transacted thereon, or advertising the property itself or any part thereof as for sale or to let and which contain no other advertising matter and provided further that this Bylaw shall not apply to billboards, signs or other advertising devices legally maintained, at the time of its approval by the Attorney-General, until one year from the first day of July following such approval.

SECTION 7. SPECIAL PERMITS

7.1 REMOVAL OF SAND, GRAVEL, QUARRY OR OTHER EARTH MATERIALS

No sod, loam, sand, gravel or quarry stone shall be removed for sale (except when incidental to and in conformity with the construction of a building for which a permit has been issued in accordance with the State Building Code), except by permission of Board of Appeals.

SECTION 8. SPECIAL REGULATIONS

8.1 NONCONFORMING USES AND STRUCTURES

8.1.1. Applicability

- A. Except as provided in this Section, this Bylaw shall not apply to structures or uses lawfully in existence or lawfully begun, or to a building permit or special permit issued before the first publication of notice of the public hearing on this Bylaw (December 14, 2017). However, this Bylaw shall apply to any change or substantial extension of such use, or to a building permit or special permit issued after the first notice of said public hearing, or to any reconstruction, extension, or structural change of such structure and to any alteration of a structure begun after the first notice of said public hearing to provide for its use in a substantially different purpose or for the same purpose in a substantially different manner or to a substantially greater extent, except where alteration, reconstruction, extension, or a structural change to a single family or two-family residential structure does not increase the nonconforming nature of said structure. Pre-existing nonconforming structures or uses may be extended or altered, provided, that no such extension or alteration shall be permitted unless there is a finding by the Board of Appeals that such change, extension or alteration shall not be substantially more detrimental than the existing nonconforming structure or use to the neighborhood. It is the purpose of this Bylaw to discourage the perpetuity of nonconforming uses and structures whenever possible.
- B. Construction or operations under a building permit or special permit shall conform to any subsequent amendments to this Bylaw unless the use or construction is commenced within a period of not more than twelve months after the issuance of the permit and in any case involving construction, unless such construction is continued through to completion as continuously and expeditiously as is reasonable.

8.1.2. Nonconforming Uses

Unless the Board of Appeals has made the finding provided for in G.L. c. 40A, § 6 and Section 8.1.1 above:

- A. Any nonconforming use, except for agriculture, horticulture, or floriculture, of any open space on a lot outside a structure, or of a lot not occupied by a structure, shall not be extended.
- B. Any nonconforming principal use of a structure shall not be extended. However, any nonconforming use of structure may be changed to another nonconforming use by special permit provided the Board of Appeals finds that the new use is not a substantially different use and not more detrimental to the neighborhood than the existing use.
- C. Any nonconforming accessory use of a portion of a structure or any conforming accessory use of a portion of a nonconforming structure may be extended up to a maximum of 40% of the floor area of the existing structure.

- D. Any nonconforming use which has been once changed to a permitted use shall not again be changed to another nonconforming use.

8.1.3. Nonconforming Single-Family or Two-Family Dwellings

- A. Alteration, reconstruction, extension, or structural change to a single or two-family residential structure that does not increase the nonconforming nature of said structure shall be permitted.
- B. No alteration, reconstruction, extension, or structural change to a single or two-family residential structure that increases the nonconforming nature of said structure shall be permitted unless there is a finding by the Board of Appeals that the proposed alteration, reconstruction, extension, or structural change will not be substantially more detrimental to the neighborhood.

8.1.4. Nonconforming Structures Other Than Single-Family or Two-Family Dwellings

Except as provided in Section 8.1.5 below, the following shall apply to nonconforming structures other than single-family or two-family dwellings.

- A. Any nonconforming structure may be altered and the conforming use extended throughout the altered portion, provided that any resulting alteration shall not cause the structure to further violate the dimensional and density regulations of the district in which it is located.
- B. No building area or floor area, where already nonconforming, shall be increased so as to create a greater non-conformity.
- C. Any lawful nonconforming structure or portion thereof which has come into conformity shall not again become nonconforming.
- D. Any nonconforming structure shall not be moved to any other location on the lot or any other lot unless every portion of the structure, the use thereof, and the lot shall be conforming.
- E. Except as covered under Section 8.1.5 or Section 8.1.6, any structure determined to be unsafe may be restored to a safe condition, provided the work on any nonconforming structure shall be completed within one year of the determination that the structure is unsafe and the restoration work shall not place the structure in greater nonconformity. A structure may be exempted from this provision by a special permit from the Board of Appeals or, in cases subject to Environmental Design Review in Section 3.4, the Arlington Redevelopment Board.

8.1.5. Unsafe Structure

Except as covered under Section 8.1.7, any structure determined to be unsafe may be restored to a safe condition, provided such work on any nonconforming structure shall be completed within one year of the determination that the structure is unsafe and it shall not place the structure in greater nonconformity. A structure may be exempted from this provision by a special permit granted by the Board of Appeals, or in cases subject to Environmental Design Review, Section 3.4., the Arlington Redevelopment Board.

8.1.6. Reduction or Increase

- A. Any lot, or open space on a lot, including yards and setbacks shall not be reduced or changed in area or shape so that the lot, open space, yard, or setback is made nonconforming or more nonconforming unless a special permit has been granted under Section 8.1.4 or Section 8.1.5. However, this section shall not apply in the case of a lot a portion of which is taken for a public purpose.
- B. Any nonconforming lot which has come into conformity shall not again be changed to a nonconforming lot.
- C. Any off-street parking or loading spaces, if already equal to or less than the number required to serve their intended use, shall not be further reduced in number.

8.1.7. Restoration, Abandonment, or Non-Use

- A. Any nonconforming structure or any structure occupied by a nonconforming use, which is damaged by fire or other natural cause, may be repaired or rebuilt according to the dimensions and floor area limitations of the original structure and used for its original nonconforming use or a conforming use. If such restoration is not started within one year of the cause of the damage, the repaired structure shall not be used except for a conforming use.
- B. Any nonconforming use or structure which has been abandoned, demolished without reconstruction, or not used for a period of two years, shall lose its protected status and be subject to all provisions of this Bylaw; however, the Board of Appeals may grant a special permit to authorize the reestablishment of a nonconforming use or structure where such reestablishment shall not result in substantial detriment to the neighborhood.
- C. A nonconforming use shall be considered abandoned when the premises have been devoted to another use, or when the characteristic equipment and the furnishing of the nonconforming use have been removed from the premises and have not been replaced by similar equipment within two years unless other facts show intention to resume the nonconforming use.

8.2 AFFORDABLE HOUSING REQUIREMENTS**8.2.1. Purposes**

The purpose of this Section 8.2 is to:

- A. Promote the public health, safety and welfare by encouraging the expansion and improvement of the town's housing stock, especially its affordable housing;
- B. Provide for a full range of housing choices for households of all incomes, ages, and sizes;
- C. Minimize the displacement of lower-income Arlington residents; and

D. Increase the production of affordable housing to meet employment needs.

8.2.2. **Applicability**

The provisions of this Section 8.2 shall apply to all new residential development with six or more units subject to Section 3.4, Environmental Design Review, comprised of any or all of the following uses:

- Single-family detached dwelling
- Two-family dwelling
- Duplex dwelling
- Three-family dwelling
- Townhouse structure
- Apartment building
- Apartment conversion
- Single-room occupancy building

Any residential development of the uses listed above involving one lot, or two or more adjoining lots in common ownership or common control, for which special permits or building permits are sought within a two-year period from the first date of special permit or building permit application shall comply with the provisions of this Section 8.2.

8.2.3. **Requirements**

- A. In any development subject to this Section 8.2, 15% of the dwelling units shall be affordable units as defined in Section 2 of this Bylaw. For purposes of this Section 8.2., each room for renter occupancy in a single-room occupancy building shall be deemed a dwelling unit. In determining the total number of affordable units required, calculation of a fractional unit of .5 or more shall be rounded up to the next whole number.
- B. The sale price or monthly rent of each affordable unit shall be calculated such that household size matches the number of bedrooms plus one.
- C. Affordable units shall conform to all requirements for inclusion in the Chapter 40B Subsidized Housing Inventory.
- D. Affordable units shall be included in the locus of the development. In exceptional circumstances, the Arlington Redevelopment Board may allow the developer to make a financial contribution to the Affordable Housing Trust Fund in lieu of providing affordable units, if it finds that:
 - (1) it is in the best interest of the Town to do so, or
 - (2) the provision of affordable units would result in a hardship that renders the development financially infeasible.

The financial contribution to the Affordable Housing Trust Fund for each affordable unit shall be equal to the difference between the full and fair cash market value of a

market-rate unit and the maximum affordable price of an affordable unit, and shall be payable in full prior to issuance of a final occupancy permit.

- E. Affordable units shall be dispersed throughout the development and shall be comparable to market-rate units in terms of location, quality and character, room size, number of rooms, number of bedrooms and external appearance.

8.2.4. **Incentive**

Notwithstanding the special permit requirement under Section 6.1.10, Location of Parking Spaces, and 6.1.11, Parking and Loading Space Standards:

- A. The applicant shall have the option to reduce the number of spaces required in Section 6.1.4, Table of Off-Street Parking Regulations by up to 10 percent.
- B. In the case of a single-room occupancy building or dormitory, where more than 50 percent of the units are affordable to households earning no more than 60% of Area Median Income, the number of parking spaces for the affordable units may be reduced to 50% of the requirements, by special permit, where it can be shown that the parking provided will be sufficient for both residents and employees.

8.2.5. **Administration**

- A. The Arlington Redevelopment Board shall administer this Section 8.2 and may adopt administrative rules and regulations to implement its provisions.
- B. Occupancy permits may be issued for market-rate units prior to the end of construction of the entire development provided that occupancy permits for affordable units are issued simultaneously on a pro-rata basis.
- C. Sales prices, resale prices, initial rents and rent increases for affordable units shall be restricted to ensure long-term affordability to eligible households, to the extent legally possible.
- D. The affordable units shall be subject to a marketing plan approved by the Director of Planning and Community Development, consistent with federal and state fair housing laws and the Town of Arlington's approved Fair Housing policy, on file in the Department of Planning and Community Development.
- E. To the extent not inconsistent with the provisions of G.L. c.183A, condominium documentation shall provide the owners of the affordable units with voting rights sufficient to ensure an effective role in condominium decision-making.

All legal documentation shall be subject to review and approval by Town Counsel or its designee.

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Guide to Arlington Zoning Bylaw Recodification

Prepared by the Zoning Recodification Working Group

December 14, 2017

Introduction: This guide is a companion to the “Hearing Draft, Proposed Revision of the Arlington Zoning Bylaw December 14, 2017” to describe in detail where and why sections on the existing Zoning Bylaw were moved or edited.

The scope of the revision is a recodification, reorganization, and updating of the bylaw. The goals of this recodification effort are to: (1) create a document that is easy for users to navigate; (2) simplify and update the language of the Bylaw wherever possible without losing meaning of the intent of the Bylaw; and (3) provide a structure that is both predictable and flexible enough to accommodate amendments over time. In addition, recodification ensures the Bylaw is consistent with internal and external laws and regulations, e.g. conformance with Massachusetts General Law Chapter 40A The Zoning Act.

This guide consists of a table organized to be reviewed by row; each row represents a section of the bylaw. Along each row there are five columns. The first two columns identify the section and title of provisions in the current zoning bylaw. The third column identifies the corresponding section in the revised zoning bylaw. The fourth column summarizes proposed changes. The fifth column explains the purpose for the amendment, such as to make the bylaw easier to understand and use, or to make it consistent with local or state laws or regulations. A detailed explanation of proposed amendments to the Definitions section begins on page 22.

The first Arlington Redevelopment Board Public Hearing on the Hearing Draft of the Zoning Bylaw will be on **Monday, January 8, 2018 at 8:00 p.m.** Any questions may be directed to the Department of Planning and Community Development at 781-316-3090 or zoningrecod@town.arlington.ma.us.

Guide to Arlington Zoning Bylaw Revision				
Existing Zoning Bylaw Section	Existing Zoning Bylaw Title	Proposed Zoning Bylaw Section	Amendment Summary	Amendment Purpose
1.01	Short Title	1.1		
1.02	Authority	1.3	The recodification removes language from 1.02 that did little more than state the obvious (e.g., a statement that mandatory amendments to 40A would supersede provisions in the Zoning Bylaw). This section now references authority granted by MGL Ch. 40A and Article 89 of the Amendments to the MA Constitution.	Usability
1.03	Purpose	1.2	Much of 1.03 duplicates Section 2A of Chapter 808 of the acts of 1975. The recodification incorporates Ch. 808 Sec 2A by reference, rather than repeating much of it verbatim. There are small differences between Ch. 808 Sec 2A and section 1.03, but these do not appear to be substantive. (For example: Section 1.03 mentions “preserving open space ... for ... flora and fauna” while 2A mentions “preventing blight and pollution of the environment”. 2A mentions “securing safety from flood”, while 1.03 omits mention of protections from flooding.)	Usability
2.01	Definitions	2	See “Definitions” details at the end of this document.	
3.01	Establishment of districts	4.1, 4.1.1	Section 3.01 lists the zoning districts; the same list appears in Section 4.1.1 of the recodification.	Usability

Existing Zoning Bylaw Section	Existing Zoning Bylaw Title	Proposed Zoning Bylaw Section	Amendment Summary	Amendment Purpose
3.02	Description of zoning districts	5.4.1	Section 3.02 provides a brief description of each district, along with the purpose for which that district was intended. The recodified ZBL presents this material in three sections, corresponding to residential districts, business districts, and other districts. Descriptions of residential districts appear in section 5.4.1 of the recodification.	Usability
3.02	Description of zoning districts	5.5.1	Section 5.5.1 of the recodification contains descriptions of business districts, taken from Section 3.02. See also: preceding comments for section 3.02 of the current ZBL.	Usability
3.02	Description of zoning districts	5.6.1	Section 5.5.1 of the recodification contains descriptions of multi-use, industrial, transportation, planned unit development, and open space districts; these definitions are taken from Section 3.02. See also: preceding comments for section 3.02 of the current ZBL.	Usability
3.03	Zoning Map	4.2	Section 3.03 states that the zoning map and wetland and floodplain overlay are part of the zoning bylaw. These statements appear in Section 4.2 of the recodification. Section 4.2 also states that amendments to these maps are made in the same manner as any other amendments to the bylaw.	Usability

Existing Zoning Bylaw Section	Existing Zoning Bylaw Title	Proposed Zoning Bylaw Section	Amendment Summary	Amendment Purpose
3.04	Changes to Map	1.5	Section 3.04 of the current ZBL goes into great detail about how zoning maps are amended. This is unnecessary; zoning maps are part of the zoning bylaw and must be amended in accordance with Chapter 40A, Section 5 (i.e., a map change is a bylaw change). Also see remarks for section 12.01	Consolidation of Requirements
3.05	Boundaries of Districts	4.2.1	Section 3.05 states how district boundaries are interpreted. List items a-g in Section 3.05 correspond to list items A-G in section 4.2.1 of the recodification.	Usability
4.01	Interpretation			
4.02	Application	1.4		
4.03	Existing Buildings and Land	8.1	Non-conforming Uses and Structures moved to "Special Regulations"	Usability
4.04	Multiple Business Uses		Removed. Mixed Use moved to Definitions.	Consolidation of Requirements
5.01	Applicability of Use Regulations	1.4, 5.1		Usability
5.02	Permitted Uses	5.2	Government uses allowed in all districts added.	Usability and Consistency with State Law
5.03	Uses Subject to Other Regulations		Removed. Unnecessary.	Usability
5.04	Table of Use Regulations	5.2.1	Uses permitted in all districts	Usability

Existing Zoning Bylaw Section	Existing Zoning Bylaw Title	Proposed Zoning Bylaw Section	Amendment Summary	Amendment Purpose
5.04	Table of Use regulations	5.4.3	Use regulations for residential districts. Table has been rearranged and a few uses consolidated. Religious and educational uses have been removed, in conformance with case law ("Dover Amendment").	Usability and Consistency with State Law
5.04	Table of use regulations	5.5.3	Use regulations for six business districts (B1, B2, B2A, B3, B4, B5). The allowed uses either by right or by Special Permit are grouped into major categories of similar types of land uses for ease of searching.	Usability and Consolidation of Requirements
5.04	Table of use regulations	5.6.3	Use Regulations for MU, PD, I, T, and OS Districts. The allowed uses either by right or special permit are grouped into major categories of similar types of land uses for ease of searching.	Usability and Consolidation of Requirements
5.05	Home Occupation	5.8.1	Moved from Use Regulations to District Regulations. Requirements are unchanged.	Usability
5.06	Joint Occupancy of Schools		Eliminated. Unnecessary for the bylaw to address authority of the school department	Consolidation of Requirements
6	Table of Dimensional and Density Regulations	5.4.2	Regulations for residential districts are grouped together for ease of searching. Accessory structures are grouped with other residential structures by zone.	Usability and Consolidation of Requirements
6	Table of Dimensional and Density Regulations	5.5.2	Tables for dimensional and density requirements for principal and accessory uses and structures are presented for all six business districts (B1,B2, B2A, B3, B4 and B5)	Usability and Consolidation of Requirements

Existing Zoning Bylaw Section	Existing Zoning Bylaw Title	Proposed Zoning Bylaw Section	Amendment Summary	Amendment Purpose
6	Table of Dimensional and Density Regulations	5.6.2	Tables for dimensional and density regulations for principal and accessory uses and structures are presented for MU, PUD,I, T and OS Districts	Usability and Consolidation of Requirements
6.01	Reduction in lot area and separation of lots	5.3.2	No change in wording.	Usability and Consolidation of Requirements
6.02	Setback from Open Stream	5.7.4	Edited but unchanged. Also defined in the Floodplain regulations and in the Town Wetland Bylaw. In State law the setback is more restrictive. Zoning Board of Appeals cannot over-rule the State Wetlands Law nor Town Wetlands Bylaw.	Usability
6.03	Spacing of a Residential building on the same lot with another principal building	5.3.3	Minor editing.	Usability
6.04	Spacing of nonresidential buildings on the same lot	5.3.4(A)	No change in wording.	Usability

Existing Zoning Bylaw Section	Existing Zoning Bylaw Title	Proposed Zoning Bylaw Section	Amendment Summary	Amendment Purpose
6.05	Exceptions to Dimensional Requirements for Uses 2.05 and 2.07	5.3.4(B)	Slightly edited to name uses instead of giving their numbers. Otherwise unchanged.	Usability
6.06	Exception to Minimum Lot Size, frontage, open space, and side yard requirements in the R0, R1, R2 districts	5.4.2(B)(1), 5.4.2(B)(2)	Edited but unchanged	Usability
6.07	Buildings in floodplains	5.7	Conservation Commission rules are more restrictive. No structure, no activity is allowed within 50 feet of the 100 Ft. floodplain boundaries.	Consistency with local law.
6.08	Large additions	5.4.2(B)(6)	Clarifying language regarding when floor area is measured. Substance is unchanged.	Usability
6.09	Lot area per dwelling unit	5.3.1	Edited but unchanged.	Usability
6.10	Sale or lease of lots in a planned unit development	5.6.2(B)	No change in wording.	Usability

Existing Zoning Bylaw Section	Existing Zoning Bylaw Title	Proposed Zoning Bylaw Section	Amendment Summary	Amendment Purpose
6.11	Land area included in the calculation of floor area ratio	5.3.5	No change in wording.	Usability
6.12	Exceptions to Maximum Floor Area Ratio Regulations	5.3.6	Changes “Plans and Policies” to “Master Plan”. Uses simplified def. of affordable housing units.	Usability and Internal Consistency
6.13	Reduced Height Limits in Height Buffer Areas	5.3.19	No change in wording.	Usability
6.14	Exceptions to Maximum Height Regulations	5.3.20	Format change only.	Usability
6.15	Height of Accessory Building and Other Structures in Residential € Districts	5.4.2	Regulations for accessory structures are incorporated into Tables of Dimensional and Density Regulations, by district.	Usability
6.16	Screening and Space Buffers – Industrial and Business Districts and Parking Lots	5.3.7	No change in wording.	Usability

Existing Zoning Bylaw Section	Existing Zoning Bylaw Title	Proposed Zoning Bylaw Section	Amendment Summary	Amendment Purpose
6.17	Corner lots and Thru lots	5.3.8	No change in wording.	Usability
6.18	Setback of Accessory Buildings and Other Structures	5.4.2	Incorporated into Tables of Dimensional & Density Regulations.	Usability
6.19	Projections into minimum yards	5.3.9	No change in wording.	Usability
6.20	Exception to Minimum Front Yard – Average Setback	5.3.10	Vacant lot [or lot proposed for reconstruction] added for clarification.	Usability
6.20a	Minimum Lot Width in R0, R1 and R2 Districts	5.4.2(b)(4)	No change in wording. Typo to be corrected (“above” to “below”)	Usability
6.21a	Dimensional Requirements for Courts	5.3.11	No change in wording.	Usability
6.21b	Dimensional Requirements for Courts	5.3.14	Townhouse requirements moved to 5.3.14	Usability
6.22	Traffic Visibility Across Corners	5.3.12(A)	No change in wording.	Usability

Existing Zoning Bylaw Section	Existing Zoning Bylaw Title	Proposed Zoning Bylaw Section	Amendment Summary	Amendment Purpose
6.23	Traffic Visibility for Driveways	5.3.12(B)	No change in wording.	Usability
6.24	Accessory Underground Structures	5.3.13	No change in wording.	Usability
6.25	End Yards for Town House Structures	5.3.14	Edited but unchanged.	Usability
6.26	Buildings of Uneven Height or Alignment	5.3.15	No change in wording.	Usability
6.27	Yards or Setbacks for Lots Adjoining a Street or Public Open Space	5.3.16	No change in wording.	Usability
6.28	Planned Unit Development Yards and Setbacks	5.6.2	In table footnote B	Usability
6.285	Upper Story Building Step Backs	5.3.17	No change in wording.	Usability

Existing Zoning Bylaw Section	Existing Zoning Bylaw Title	Proposed Zoning Bylaw Section	Amendment Summary	Amendment Purpose
6.29	Balconies and Roof as Portion of Usable Open Space	5.3.18	No change in wording.	Usability
6.3	Open Space Regulations for Planned Unit Developments	5.6.2(A)	This describes the minimum open space requirements for planned unit developments by land use category	Usability and Consolidation of Requirements.
7.01	Signs – Intent and Purpose	6.2.1	Minor changes in wording	Usability
7.02	Signs – Applicability	6.2.2	No change in wording	Usability
		6.2.3	Added new section on administration of sign bylaw	Usability
7.03	Signs – General Regulations	6.2.4	Edited but unchanged	Usability
7.04	Prohibited signs	6.2.5	No change in wording	Usability
7.05	Signs permitted in any R district	6.2.6	Edited but unchanged	Usability
7.05a	Signs for Bed and Breakfasts	6.2.7	No change in wording	Usability
7.06	Signs permitted in any B, I, or PUD district	6.2.8	No change in wording	Usability

Existing Zoning Bylaw Section	Existing Zoning Bylaw Title	Proposed Zoning Bylaw Section	Amendment Summary	Amendment Purpose
7.07	Special controls by Zoning district	6.2.9	Edited but unchanged	Usability
7.071	Signs permitted in B1, R6, R7 districts	6.2.9(A) and (B)	No change in wording	Usability
7.072	Signs permitted in any B2 or T district	6.2.9€	No change in wording	Usability
7.073	Signs permitted in any B3, B5, or PUD district	6.2.9(D)	No change in wording	Usability
7.073a	Signs permitted in any B3 and B5 District	6.2.9€	No change in wording	Usability
7.074	Signs permitted in any B2A or B4 district	6.2.9(F)	No change in wording	Usability
7.075	Signs Permitted in MU Districts	6.2.9(G)	No change in wording	Usability
7.076	Signs Permitted in OS districts	6.2.9(H)	No change in wording	Usability
7.08	Sign Permits and Maintenance	6.2.10	No change in wording	Usability

Existing Zoning Bylaw Section	Existing Zoning Bylaw Title	Proposed Zoning Bylaw Section	Amendment Summary	Amendment Purpose
7.09	Signs – Special Permits	6.2.11	No change in wording	Usability
7.1	Nonconformance of Accessory Signs	6.2.12	No change in wording	Usability
7.11	Nonaccessory Signs	6.2.13	No change in wording	Usability
8.01	Off Street Parking Requirements	6.1.1€	Added purpose statement. Incorporates first two sentences of old 8.01.	Usability
		6.1.1(A)	Added new purpose statement.	Usability
		6.1.1(B)	Added new purpose statement.	Usability
		6.1.2	Added new explanation of the conditions under which the parking regulations apply.	Usability
8.01	Off Street Parking Requirements	6.1.3(A)	Added new introduction to the administration of parking regulations.	Usability
		6.1.3(B)	Added introduction to the administration of parking regulations. Incorporates last sentence of old 8.01	Usability
8.01	Off Street Parking Requirements	6.1.4	Organized Table of Off-Street Parking Regulations into labeled sections. Updated outdated uses and consolidated redundant uses. Clarified ambiguous or inconsistent terminology.	Usability

Existing Zoning Bylaw Section	Existing Zoning Bylaw Title	Proposed Zoning Bylaw Section	Amendment Summary	Amendment Purpose
8.01(a)	Parking reductions in Business, Industrial, and Multi-family residential zones	6.1.5	First sentence edited to clarify permitting authority, and to include all multi-family residential zones.	Usability and Internal Consistency
8.01(a)(1)	Parking reductions in Business, Industrial, and Multi-family residential zones	6.1.5(A)	No change in wording.	Usability
8.01(a)(2)	Parking reductions in Business, Industrial, and Multi-family residential zones	6.1.5(B)	Deleted redundant provisions. Cross references updated.	Usability and Internal Consistency
8.01(a)(3)	Parking reductions in Business, Industrial, and Multi-family residential zones	6.1.5€	No change in wording.	Usability

Existing Zoning Bylaw Section	Existing Zoning Bylaw Title	Proposed Zoning Bylaw Section	Amendment Summary	Amendment Purpose
8.02	Off street loading and unloading requirements	6.1.6	Title changed for consistency. Removed redundant use list from introductory paragraph (uses are enumerated in table). Edited to make permitting authority clear. Uses are now consistent with Section 6.1.4.	Usability
8.03	Existing Spaces	6.1.7	Grammatical edit for clarity in last clause, added section reference.	Usability
8.04	Computation of Spaces	6.1.8	No change in wording.	Usability
8.05	Combined facilities	6.1.9	Edited to make permitting authority clear. Added requirement for legally enforceable agreement for consistency with location section.	Consistency and Law
8.06	Location of Parking Spaces	6.1.10	Edited to make permitting authority clear. Added words "legally enforceable" to agreement requirement.	Consistency and Law
8.07	Parking in Residential Districts	6.1.10(A)	8.07 heading and subsections a and b combined into 6.1.10(a). Made dwelling definitions consistent.	Usability

Existing Zoning Bylaw Section	Existing Zoning Bylaw Title	Proposed Zoning Bylaw Section	Amendment Summary	Amendment Purpose
8.07(a)	Parking in Commercial Districts	6.1.10(B)	Removed unnecessary business district list. Edited to make permitting authority clear.	Usability
8.07(b)	(Not titled)	6.1.10€	Added section reference.	Usability
8.08	Parking of Commercial Vehicles	5.4, 5.5, 5.6	Deleted due to redundancy with Section 5, Use Tables.	Usability
8.09	Location of Loading Spaces	6.1.10€	No change in wording.	Usability
8.1	Pavement of Parking Spaces	6.1.11(B)	Simplified description of pavement types.	Usability
8.11	Public Parking Lots	6.1.10(D)	Moved into Location section 6.1.10. Edited to make permitting authority clear. Added section reference.	Usability
8.12	Parking and Loading Space Standards	6.1.11	Renumbered subsections. Grammatical edits in 6.1.11€(5) and (6). Edited to make permitting authority clear in 6.1.11€(10) and (11). Added “landscaping” to standards reference in 6.1.11€.	Usability
8.13	Bicycle Parking	6.1.12	Removed “intent” statement as redundant with 6.1.1. Updated section cross references. Removed unnecessary cross references to use table.	Usability

Existing Zoning Bylaw Section	Existing Zoning Bylaw Title	Proposed Zoning Bylaw Section	Amendment Summary	Amendment Purpose
9.01	Nonconformity by Initial Enactment or Amendment	8.1.1	Expanded.	Consistency with State law
9.02	Extension and Alteration	8.1.2	Edited but not changed.	Usability
9.03	Residential lot of Record		Removed.	Statutory
9.04	Reduction or Increase	8.1.6	More detail, better explanation	Usability
9.05	Change	8.1.3		
9.06	Restoration	8.1.7(A)	Unchanged	Usability
9.07	Abandonment	8.1.7(B)	Unchanged	Usability
9.08	Moving	8.1.4(D)	More detailed, meaning unchanged.	Usability
9.09	Unsafe Structure	8.1.5€	Better explained.	Usability
9.1	Special Permit Uses: Repair, Reconstruction, Extension, Addition	8.1.5	Unchanged.	Usability
10.01	Administrative Official	3.1(A)	Added state law reference here and strengthened	Usability
10.02	Permit Required	3.1(B)	Kept only first sentence – not sure where application procedure and submittals went	Usability, allows for changes easily

Existing Zoning Bylaw Section	Existing Zoning Bylaw Title	Proposed Zoning Bylaw Section	Amendment Summary	Amendment Purpose
10.03	Previously Approved Permits	8.1.2(B)	In obscure place in bylaw under off-street parking and loading requirements. Makes better sense here.	Usability and Consolidation of Requirements.
10.04	Certificate of Occupancy Required	3.1€	Simplified, clarified and reorganized	Usability
10.05	Sign Permit Required		Moved to sign section	Usability
10.06	Permit and Certificate Fees		Removed.	Usability
10.07	Permit Time Limits		Defined by Building Code.	Consistency with State Law
10.08	Notice of Violation	3.1.2	While wording is amended, the intent of the existing bylaw's section remains intact.	Usability
10.09	Prosecution of Violation	3.1.4	Take out any mention of cost; perhaps use same wording as 3.2.4	Usability

Existing Zoning Bylaw Section	Existing Zoning Bylaw Title	Proposed Zoning Bylaw Section	Amendment Summary	Amendment Purpose
10.1	Board of Appeals	3.2, 3.1.3	New clarification of procedure citing state law; under powers added comprehensive permits for low or moderate housing.	Usability
10.11	Special Permits	3.3	Substantially the same – cited state law, easier to read	Usability
10.12	Variances	3.2.2(D)	Not a separate part of the of the section; clearer by being added to the powers of the board	Usability
11.01	Special Regulations General	5.2.2	Use Regulations Applicable in All Districts	Usability
11.02	Environmental Performance	5.2.2	Use Regulations Applicable in All Districts	Usability
11.03	Removal of Sand, Gravel, Quarry or Other Earth Materials	7.1	Unchanged.	N/A
11.04	Floodplain District	5.7	Update references, to be consistent with local Wetlands Bylaw and State law.	Internal Consistency
11.05	Inland Wetland District	5.8	Eliminates references to marsh.	Internal Consistency
11.06	Environmental Design Review	3.4	Content unchanged.	Usability

Existing Zoning Bylaw Section	Existing Zoning Bylaw Title	Proposed Zoning Bylaw Section	Amendment Summary	Amendment Purpose
11.07	Filling of Any Water or Wet Area		Section eliminated. This is under the jurisdiction of the Conservation Commission.	Internal Consistency
11.08	Affordable Housing Requirements	8.2	Very similar wording, some clarification/simplification.	Usability
11.08(a)	Purpose	8.2.1	Essentially unchanged – changed “upgrading” town housing stock to “improvement of”	Usability
11.08(b)	Application	8.2.2	Essentially unchanged – changed “projects” to “developments”. Removed term “phased or segmented developments” but includes its full definition.	Usability
11.08 €	Definitions	2	Definitions moved to a by-law definition section. There is no definition of “unit” or “residential unit” though both are used in this section.	Usability
11.08(d)	Requirements	8.3.2	Removes “assisted living” from table of uses. Not subject to affordable housing requirements. Clarifies that the only applicable hardship is one that renders the development financially infeasible. Clarifies that the price of an Affordable Unit for this calculation is the maximum affordable price.	Internal consistency
11.08€	Incentive		Removes dormitories from the single room occupancy definition and incentive. Clarifies the incentive language for parking reduction. Parking incentives apply only to affordable units.	Usability, consistency

Existing Zoning Bylaw Section	Existing Zoning Bylaw Title	Proposed Zoning Bylaw Section	Amendment Summary	Amendment Purpose
11.08(f)	Administration		Clarification that rules are administrative. Removed specific reference to pro-rata formula. References the marketing plan. Removes affirmative requirement of legal review (though this may be to mirror actual practice).	Usability, consistency
12.01	Amendment	1.5	Chapter 40A Section 5 specifies the manner in which municipalities may amend local zoning ordinances and bylaws. Since the procedures are already specified by state law, there's nothing for local bylaws to add.	Consolidation of Requirements
12.02	Validity	1.6	This section is a severability clause. The recodified version attempts to be less wordy than the current bylaw; it simply states that "the invalidity of any section or provision shall not invalidate any other section or provision". The severability clause in the current ZBL appears to be trying to enumerate the types of sections and provisions.	Usability, Consolidation of Requirements
12.03	Effective Date			

ARTICLE 2: Existing Zoning Bylaw Definition	SECTION 2. Proposed Zoning Bylaw Definition	Amendment Summary
<p>Intro paragraphs: For the purpose of this Bylaw and unless the context of usage clearly indicates another meaning, the following terms shall have the meanings indicated herein. Words used in the present tense include the future; the singular number includes the plural, and the plural the singular; the words "used" or "occupied" include the words "designed," "arranged," "intended," or "offered," to be used or occupied; the words "building," "structure," "lot," "land," or "premises" shall be construed as though followed by the words "or any portion thereof"; and the words "shall" is always mandatory and not merely directory. Terms and words not defined herein but defined in the Commonwealth of Massachusetts Building Code shall have meanings given therein unless a contrary intention clearly appears. Words not defined in either place shall have the meaning given in the most recent edition of Webster's Unabridged Dictionary. Uses listed in the Table of Use Regulations under the classes Retail and Service Trades and Wholesale Trade and Manufacturing shall be further defined by The Standard Industrial Classification Manual published by the U.S. Bureau of the Census.</p>	<p>Intro paragraphs: In this Bylaw and unless the context of usage clearly indicates another meaning, the following terms shall have the meanings indicated herein. Words used in the present tense include the future. The singular includes the plural and the plural includes the singular. The word "and" includes "or" unless the contrary is evident from the text. The word "includes" or "including" shall not limit a term to specified examples, but is intended to extend its meaning to all other instances, circumstances, or items of like character or kind. The words "used" or "occupied" include the words "designed," "arranged," "intended," or "offered," to be used or occupied; the words "building," "structure," "lot," "land," or "premises" shall be construed as though followed by the words "or any portion thereof"; and the word "shall" is always mandatory and not merely directory. Terms and words not defined herein but defined in the State Building Code shall have meanings given therein unless a contrary intention clearly appears. Words not defined in either place shall have the meaning given in the most recent edition of Webster's Unabridged Dictionary.</p>	<p>Deleted explanation of uses in Table of Use Regulations</p>

ARTICLE 2: Existing Zoning Bylaw Definition	SECTION 2. Proposed Zoning Bylaw Definition	Amendment Summary
Abandonment: The cessation of a use as indicated by the visible or otherwise apparent intention of an owner to discontinue a use of a structure or lot; or the removal of the characteristic equipment or furnishing used in the performance of the use, without its replacement by similar equipment or furnishings; or the replacement of a nonconforming use or structure by a conforming use or structure.	Abandonment: The cessation of a use as indicated by the visible or otherwise apparent intention of an owner to discontinue a use of a structure or lot; or the removal of the characteristic equipment or furnishing used in the performance of the use, without its replacement by similar equipment or furnishings; or the replacement of a nonconforming use or structure by a conforming use or structure.	No Change
	Accessory Use: A use that is incidental and subordinate to, and customarily associated with, that of the primary structure or use of land and that is located on the same lot and under the same ownership.	New Definition
	Adult Day Care: A facility providing non-residential social, supportive, or health services, dementia services, or any combination thereof, to the elderly and people of any age with disabilities, licensed if applicable by the Massachusetts Department of Public Health.	New Definition
Adult Uses: All those uses as described and defined in Massachusetts General Laws Chapter 40A, Section 9A, as amended.	Adult Uses: All uses as described and defined in Massachusetts General Laws Chapter 40A, Section 9A, as amended.	"those" removed for conciseness

ARTICLE 2: Existing Zoning Bylaw Definition	SECTION 2. Proposed Zoning Bylaw Definition	Amendment Summary
Definition in Section 11.08 of Existing Bylaw: Affordable Units: Rental Units priced such that the rent (including utilities) shall not exceed 30% of the income of a household at 60% of median income; or, for homeownership units, priced such that the annual debt service on a mortgage plus taxes, insurance, and condominium fees (assuming a 5% down payment) shall not exceed 30% of the income of a household at 70% of median income.	Affordable Units: Rental Units priced such that the rent (including utilities) shall not exceed 30% of the income of a household at 60% of median income; or, for homeownership units, priced such that the annual debt service on a mortgage plus taxes, insurance, and condominium fees (assuming a 5% down payment) shall not exceed 30% of the income of a household at 70% of median income.	No Change
Definition in Section 11.08 of Existing Bylaw: Median Income: The income set forth in or calculated based on U.S. Department of Housing and Urban Development regulations, as amended.	Area Median Income: The median family income for the metropolitan statistical region that includes the Town of Arlington, as defined by the U.S. Department of Housing and Urban Development (HUD).	Definition revised for clarification
Definition in Section 11.08 of Existing Bylaw: Eligible Household: For ownership units, a household whose total income does not exceed 80% of the Median Income of households in the Boston metropolitan area as defined by the U.S. Department of Housing and Urban Development adjusted for household size. For rental units, a household whose total income does not exceed 70% of the Median Income of households in the Boston metropolitan area as defined by the U.S. Department of Housing and Urban Development, adjusted for household size.	Eligible Household: For ownership units, a household whose total income does not exceed 80% of Area Median Income, adjusted for household size. For rental units, a household whose total income does not exceed 70% of Area Median Income, adjusted for household size.	Inserted "Area Median Income" to replace longer definition of such within the definition
Definition in Section 11.08 of Existing Bylaw: Fair Market Rent: An amount determined by the U.S. Department of Housing and Urban Development, and used by the Arlington Housing Authority to determine the maximum rental payment to be paid to an owner under the Section 8 program. Said amount is adjusted for unit size and an allowance for utility costs.	Fair Market Rent: An amount determined by the U.S. Department of Housing and Urban Development and used by the Arlington Housing Authority to determine the maximum rental payment to be paid to an owner under the Section 8 program, adjusted for unit size and with an allowance for utility costs.	Two sentences consolidated

ARTICLE 2: Existing Zoning Bylaw Definition	SECTION 2. Proposed Zoning Bylaw Definition	Amendment Summary
Alteration: Any construction, reconstruction or other similar action resulting in a change in the structural parts, height, number of stories, exits, size, use or location of a building or other structure.	Alteration: Any construction, reconstruction, or other similar action resulting in a change in the structural parts, height, number of stories, exits, size, use, or location of a building or other structure.	No Change
ARB: The Arlington Redevelopment Board which was vested with the rights and powers of a planning board by the Massachusetts General Court in Chapter 783 of the Acts of 1971.	Arlington Redevelopment Board: The Arlington Redevelopment Board ("ARB") which was vested with the rights and powers of a planning board by the Massachusetts General Court in Chapter 783 of the Acts of 1971.	Term changed, Definition unchanged
Artisanal Fabrication: Production of goods by the use of hand tools or small-scale, light mechanical equipment occurring solely within an enclosed building where such production requires no outdoor operations or storage. Typical uses have minimal negative impact on surrounding properties and include, but are not limited to, woodworking and cabinet shops, ceramic studios, jewelry manufacturing and similar types of arts and crafts, production of alcohol, or food processing.	Artisanal Fabrication: Production of goods using hand tools or small-scale, light mechanical equipment occurring solely within an enclosed building where such production requires no outdoor operations or storage. Typical uses have minimal negative impact on surrounding properties and include, but are not limited to, woodworking and cabinet shops, ceramic studios, jewelry manufacturing and similar types of arts and crafts, production of alcohol, or food processing.	"by the use of" changed to "using"
Artistic/Creative Production: Creation, production, manufacture, distribution, publishing, rehearsal, performance, broadcast, selling, or teaching of the visual arts, performing arts, applied arts, literature, heritage, media, music, information technology, communications media, or digital content & applications; or the invention, design, prototyping, or fabrication, assembly, and packaging of parts for further assembly or consumer goods for sale.	Artistic/Creative Production: Creation, production, manufacture, distribution, publishing, rehearsal, performance, broadcast, selling, or teaching of the visual arts, performing arts, applied arts, literature, heritage, media, music, information technology, communications media, or digital content and applications; or the invention, design, prototyping, or fabrication, assembly, and packaging of parts for further assembly or consumer goods for sale.	"&" changed to "and"

ARTICLE 2: Existing Zoning Bylaw Definition	SECTION 2. Proposed Zoning Bylaw Definition	Amendment Summary
Assisted Living: A residential development subject to certification under G.L. Chapter 19D, which provides room and board; provides assistance with activities of daily living for three or more adult residents who are not related by consanguinity or affinity to their care provider; and collects payments or third party reimbursement from or on behalf of residents to pay for the provision of assistance.	Assisted Living Residence: A residential development subject to certification under G.L. Chapter 19D, which provides room and board; provides assistance with activities of daily living for three or more adult residents who are not related by consanguinity or affinity to their care provider; and collects payments or third-party reimbursement from or on behalf of residents to pay for the provision of assistance.	Term changed, Definition unchanged
	Athletic Facility, Indoor: A facility comprised of one or more buildings or structures, with or without seating for spectators, providing accommodations for a variety of individual, organized, or franchised sports, such as but not limited to basketball, ice hockey, wrestling, soccer, tennis, volleyball, racquetball, or handball. The facility may also provide health and fitness club facilities, swimming pool, snack bar, retail sales of related sports, health or fitness items, and other support facilities.	New Definition
	Attic: An unfinished, non-habitable space immediately below the roof of a building, typically used for storage or mechanical equipment.	New Definition
	Auto Body Shop: A facility providing major automobile repair services such as repair, rebuilding, and reconditioning of engines or automobiles, or collision services for automobiles, such as body, frame, or fender straightening and repair, or overall painting of automobiles.	New Definition

ARTICLE 2: Existing Zoning Bylaw Definition	SECTION 2. Proposed Zoning Bylaw Definition	Amendment Summary
Garage, Auto Repair: Any building used for the keeping of motor vehicles and in which a business or industry dealing with the repair or servicing of such vehicles is maintained, but not including body work or painting.	Auto Repair Shop: A facility for the general repair of automobiles, motorcycles or noncommercial trucks, including rebuilding, or reconditioning of engines, and the sale, installation, and servicing of equipment and parts.	Definition revised for clarification
Service Station: A building or part thereof with no more than three service bays whose chief activity is the selling of gasoline, oil and related products for motor vehicles or the provision of lubricating service, car washing services or auto repair limited to: tire servicing and repair, but not recapping or regrooving, replacement of miscellaneous parts and minor adjustments to parts or motor not involving removal of head, crankcase or racing motor.	Auto Service Station: A building, structure or land use primarily for the dispensing or sale of automotive fuels, oils or accessories, including lubrication or automobiles and replacement or installation of parts and accessories.	Definition revised for clarification
Awning: A rooflike covering, as of canvas, stretched upon a frame that is affixed to a building and used above or before any place as a shelter from rain or sun.	Awning: A roof-like covering stretched upon a frame that is affixed to a building and used above or before any place as a shelter from rain or sun.	"as of canvas" removed for conciseness
Basement: A portion of a building, partly below grade, which has more than one-half of its height, measured from finished floor to finished ceiling, above the average finished grade of the ground adjoining the building. A basement is not considered a story unless its ceiling is four (4) feet six (6) inches or more above the average finished grade.	Basement: A portion of a building, partly below grade, which has more than one-half of its height, measured from finished floor to finished ceiling, above the average finished grade of the ground adjoining the building.	Definition of "Story" removed from this definition, remains as a separate definition

ARTICLE 2: Existing Zoning Bylaw Definition	SECTION 2. Proposed Zoning Bylaw Definition	Amendment Summary
<p>Bed and Breakfast: A dwelling in which lodging units are rented and breakfast is served to the people occupying the lodging units, and which has a resident owner or manager.</p> <p>Bed and Breakfast Home: A bed and breakfast occupied and operated by the owner and in which no more than three lodging units are available for rent.</p>	<p>Bed and Breakfast: A dwelling with a resident owner or manager in which lodging units are rented and breakfast is served to the people occupying the lodging units.</p>	<p>Two similar definitions consolidated</p>
<p>Building: A combination of any materials, whether portable or fixed, having a roof, enclosed within exterior walls or fire walls, built to form a structure for the shelter of persons, animals or property. For purposes of this definition, "roof" shall include an awning or any similar covering, whether or not permanent in nature.</p>	<p>Building: A combination of any materials, whether portable or fixed, having a roof, enclosed within exterior walls or fire walls, built to form a structure for the shelter of persons, animals or property. For purposes of this definition, "roof" shall include an awning or any similar covering, whether or not permanent in nature.</p>	<p>No Change</p>
<p>Building, Accessory: A building, the use of which is customarily incidental and subordinate to that of the principal building, and which is located on the same lot as that occupied by the principal building, or on an adjacent lot in the same ownership.</p>	<p>Building, Accessory: A building, the use of which is customarily incidental and subordinate to that of the principal building, and which is located on the same lot as that occupied by the principal building or an adjacent lot in the same ownership.</p>	<p>No Change</p>
<p>Building Area: The aggregate of the maximum horizontal cross sectional area of all buildings on a lot exclusive of cornices, eaves, gutters, chimneys, steps, unenclosed porches, bay windows, balconies, and terraces.</p>	<p>Building Area: The aggregate of the maximum horizontal cross-sectional area of all buildings on a lot exclusive of cornices, eaves, gutters, chimneys, steps, unenclosed porches, bay windows, balconies, and terraces.</p>	<p>No Change</p>
<p>Building, Attached: A building having any portion of one or more walls in common with adjoining buildings.</p>	<p>Building, Attached: A building having any portion of one or more walls in common with adjoining buildings.</p>	<p>No Change</p>
<p>Building Coverage: The building area expressed as a percent of the total lot area.</p>	<p>Building Coverage: The building area expressed as a percentage of the total lot area.</p>	<p>"percent" changed to "percentage"</p>

ARTICLE 2: Existing Zoning Bylaw Definition	SECTION 2. Proposed Zoning Bylaw Definition	Amendment Summary
Building, Detached: A building having open space on all sides.	Building, Detached: A building with no structural connection to another building.	Definition changed to align with definition of "Building, Attached"
	Building, Front Building Line: A line drawn parallel to the front boundary of a lot along the front face of a building or through the point on a building closest to the front boundary.	New Definition
Height of Building: The vertical distance of the highest point of the roof above the average grade of the curb line abutting the property. In the R0, R1 and R2 zoning districts where the lot has a slope in excess of five (5) percent, the height is the vertical distance of the highest point of the roof above the average finished grade of the ground adjoining the building as computed before the building is actually erected. This definition excludes penthouses, bulkheads, and other allowable superstructures above the roof line.	Building Height: The vertical distance of the highest point of the roof above the average grade of the curb line abutting the property. Refer to Sections 5.3.19 and 5.4.2.B(5) for detailed exceptions.	Exceptions to basic definition relocated to regulatory section of bylaw
Building, Setback Line: The line established by this Bylaw, beyond which a building shall not extend, except as specifically provided by this Bylaw.	Building, Setback Line: The line beyond which a building shall not extend, except as specifically provided by this Bylaw.	"established by this Bylaw" removed as redundant, appears later in same definition
Building Step Back: Upper story building setback provided along all building elevations with street frontage, excluding alleys.	Building Step Back: Upper story building setback provided along all building elevations with street frontage, excluding alleys.	No Change
Building, Principal: A building in which is conducted the principal use of the lot on which it is located.	Building, Principal: A building in which is conducted the principal use of the lot on which it is located.	No Change

ARTICLE 2: Existing Zoning Bylaw Definition	SECTION 2. Proposed Zoning Bylaw Definition	Amendment Summary
Building, Nonconforming: A building, lawfully existing at the time of adoption of this Bylaw, or any subsequent amendment thereto, which does not conform to one or more of the applicable dimensional and density regulations for the district in which the building is located.	Building, Nonconforming: A building, lawfully existing at the time of adoption of this Bylaw, or any subsequent amendment thereto, which does not conform to one or more of the applicable dimensional and density regulations for the district in which the building is located. (See also, Nonconformance.)	Added reference to definition for "Nonconformance"
	Business or Professional Office: A building or portion of a building used to provide direct services to customers or clientele, such as an insurance agency or a real estate office, or a service that involves some specialized skill or knowledge typically obtained through advanced education and training, such as an attorney or architect. The term "business or professional office" shall not include medical office for a physician, dentist, or other health care professionals. (See "Medical Office".)	New Definition
Carport: A roofed structure, unenclosed on two or more sides, which may serve as a shelter for motor vehicles.	Carport: A roofed structure, unenclosed on two or more sides, which may serve as a shelter for motor vehicles.	No Change
Catering Service: Food preparation at an establishment whose principal use is restaurant or fast-order food establishment, in quantities in excess of individual meal offerings, intended for consumption at an off-premises site. Catering: Provision of prepared food, and sometimes food presentation, service staff and equipment to an off-premises location.	Catering Service: Facility for the provision of prepared food for delivery and presentation to an off-premises location. Services may include provision of associated service staff and equipment.	Two similar definitions consolidated

ARTICLE 2: Existing Zoning Bylaw Definition	SECTION 2. Proposed Zoning Bylaw Definition	Amendment Summary
Cellar: A portion of a building, partly or entirely below grade, which has more than one-half of its height, measured from finished floor to finished ceiling, below the average finished grade of the ground adjoining the building. A cellar is not deemed a story.	Cellar: A portion of a building, partly or entirely below grade, which has more than one-half of its height, measured from finished floor to finished ceiling, below the average finished grade of the ground adjoining the building.	Definition of "Story" removed from this definition, remains as a separate definition
Certificate of Occupancy: A statement signed by the Inspector of Buildings, setting forth either that a building or structure complies with the Zoning Bylaw or that a building, structure or parcel of land may lawfully be employed for specified uses, or both.	Certificate of Occupancy: A statement under the State Building Code signed by the Inspector of Buildings, setting forth either that a building or structure complies with the Zoning Bylaw or that a building, structure or parcel of land may lawfully be employed for specified uses, or both.	"under the State Building Code" added to reference relevant code
	Child Care Center: A facility operated on a regular basis by an entity licensed by the Massachusetts Department of Early Education and Care under G.L.c. 15D, § 1A, which may be known as a child nursery, nursery school, kindergarten, child play school, progressive school, child development center, pre-school, or known under any other similar name, which receives children not of common parentage under seven years of age, or under 16 years of age if they are children with special needs, for nonresidential custody and care during part or all of the day, separate from their parent(s).	New Definition

ARTICLE 2: Existing Zoning Bylaw Definition	SECTION 2. Proposed Zoning Bylaw Definition	Amendment Summary
<p>Commercial Vehicle: Any truck, including but not limited to stepvans and cube vans, or bus, or a registered motor vehicle including but not limited to passenger car, pickup truck, or passenger van on which is affixed any writing or logo to designate the business or professional affiliation of said vehicle, or where tools of said business or professional affiliation are visibly stored on the exterior of the vehicle, or a recreational vehicle used in conjunction with a business. A pickup truck not used for commercial purposes and on which there is no writing or logo to designate a business or professional affiliation and which does not have tools visible on the outside shall not be considered a commercial vehicle for purposes of the bylaw.</p>	<p>Commercial Vehicle: Any truck, including but not limited to step vans and cube vans, or bus, or a registered motor vehicle including but not limited to passenger car, pickup truck, or passenger van on which is affixed any writing or logo to designate the business or professional affiliation of said vehicle, or where tools of said business or professional affiliation are visibly stored on the exterior of the vehicle, or a recreational vehicle used in conjunction with a business. A pickup truck not used for commercial purposes and on which there is no writing or logo to designate a business or professional affiliation and which does not have tools visible on the outside shall not be considered a commercial vehicle for purposes of the bylaw.</p>	No Change
<p>Common Land: A parcel or parcels of open space within the site designated for a planned unit development, maintained and preserved for open uses, and designed and intended for the use or enjoyment of residents of the planned unit development, but not including parking areas or ways, public or private.</p> <p>Common land may contain such complementary structures and improvements as are necessary and appropriate for the benefit and enjoyment of residents of the planned unit development including walks, patios, benches, playground facilities, and terraced areas.</p>	<p>Common Land: A parcel or parcels of outdoor space in a Planned Unit Development, maintained and preserved for outdoor uses, and designed and intended for the use or enjoyment of residents of the planned unit development, but not including parking areas or ways, public or private. Common land may contain such complementary structures and improvements as are necessary and appropriate for the benefit and enjoyment of residents of the planned unit development including walks, patios, benches, playground facilities, and terraced areas.</p>	"within the site designated for" replaced by "in" for conciseness; "open" changed to "outdoor" for clarification
<p>Conservation Land: A tract or patch of land reserved for the protection, development and promotion of natural resources and for the protection of watershed resources, as well as for use as open space or for passive outdoor recreation.</p>	<p>Conservation Land: A tract or patch of land reserved for the protection, development and promotion of natural resources and for the protection of watershed resources, as well as for use as open space or for passive outdoor recreation.</p>	No Change

ARTICLE 2: Existing Zoning Bylaw Definition	SECTION 2. Proposed Zoning Bylaw Definition	Amendment Summary
	Consumer Service Establishment: Business such as lawnmower or bicycle repair, upholsterer, small tool and equipment rental, or small appliance repair.	New Definition
Court: An open, uncovered unoccupied space partially or wholly surrounded by the walls of a structure.	Court: An open, uncovered unoccupied space partially or wholly surrounded by the walls of a structure.	No Change
Court, Inner: A court surrounded on all sides by the exterior walls of a structure.	Court, Inner: A court surrounded on all sides by the exterior walls of a structure.	No Change
Court, Outer: A court having at least one side thereof opening onto a street, alley or yard or other permanent open space.	Court, Outer: A court having at least one side thereof opening onto a street, alley or yard or other permanent open space.	No Change
	Deck: A roofless outdoor space built as an above-ground platform projecting from the wall of a building and connected by structural supports at grade or adjacent to the building structure.	New Definition
District: A zoning district as established by Article 3 of this Bylaw.	District: A zoning district as established by Section 4 of this Bylaw.	Revised section reference
Driveway: An open space, which may be paved located on a lot, which is not more than twenty (20) feet in width built for access to a garage, or off-street parking or loading space.	Driveway: An area on a lot, not more than 20 feet wide, built for access to a garage or an off-street parking or loading space.	"An open space, which may be paved located on a lot, which is" replaced with "An area on a lot" for conciseness
Dwelling: A privately or publicly owned permanent structure, whether owned by one or more persons or in condominium, or any other legal form which is occupied in whole or part as the home residence or sleeping place of one or more persons. The terms "one-family," "two-family," or "multi-family" dwelling shall not include hotel, lodging house, bed and breakfasts, bed and breakfast homes, hospital, membership club, mobile home, or dormitory.	Dwelling: A privately or publicly owned permanent structure, whether owned by one or more persons or in condominium, or any other legal form which is occupied in whole or part as the home residence or sleeping place of one or more persons. The terms "single-family," "two-family," "duplex", "three-family" or "multi-family" dwelling, or single-room occupancy building, shall not include hotel/motel, bed and breakfast, hospital, membership club, or mobile home.	Individual terms changed to comport with similar terms in revised document, including replacing one-family with single-family and addition of duplex and motel

ARTICLE 2: Existing Zoning Bylaw Definition	SECTION 2. Proposed Zoning Bylaw Definition	Amendment Summary
Dwelling Unit: One or more living and sleeping rooms providing complete living facilities for the use of one or more individuals constituting a single housekeeping unit, with permanent provisions for living, sleeping, eating, cooking, and sanitation.	Dwelling Unit: A separated portion of a building containing living, sleeping, housekeeping accommodations, and sanitary facilities for occupancy by one household.	Definition edited for conciseness
Apartment House: A building designed or intended or used as the home or residence of four or more families, each in a separate dwelling unit, living independently of each other and who may have a common right in halls and stairways.	Apartment Building: A multi-family building designed or intended or used as the home or residence of four or more households, each in a separate dwelling unit, living independently of each other and who may have a common right in halls and stairways.	"building" changed to "multi-family building" and "families" changed to "households" for conciseness
Dormitory: A dwelling, under the ownership or control of an educational, charitable or philanthropic organization which provides separate rooms or suites for the semipermanent occupancy of individuals or groups of up to four individuals per room, with common bath and toilet facilities and without individual cooking facilities.	Dormitory : A dwelling under the ownership or control of an educational, charitable or philanthropic organization which provides separate rooms or suites for the semi-permanent occupancy of individuals or groups of up to four individuals per room, with common bath and toilet facilities and without individual cooking facilities.	"semi-permanent" hyphenated
Duplex House: A building containing two dwelling units joined side by side, sharing a common wall for all or substantially all of its height and depth; that is, in which no part of one dwelling unit is over any part of the other dwelling unit. A duplex shall be considered as one (1) principal building occupying one (1) lot for the purpose of determining yard requirements.	Duplex Dwelling: A building containing two dwelling units joined side by side or front to back, sharing a common wall for all or substantially all of its height and depth; that is, in which no part of one dwelling unit is over any part of the other dwelling unit. A duplex shall be considered as one principal building occupying one lot for the purposes of determining yard requirements.	Term changed to align with similar definitions, "or front to back" added for consistency, numbers reformatted
	Multi-Family Dwelling: A building containing four or more dwelling units.	New Definition
	Single-Family Dwelling: A building containing only one dwelling unit.	New Definition

ARTICLE 2: Existing Zoning Bylaw Definition	SECTION 2. Proposed Zoning Bylaw Definition	Amendment Summary
<p>Boarding House; Boarding Home: A house in which a regular service of meals is furnished for persons for remuneration.</p> <p>Rooming or Lodging House: A building containing four or more lodging units.</p> <p>Lodging Unit: One or more rooms for the semipermanent use of one, two or three individuals not living as a single housekeeping unit and not having cooking facilities. A "Lodging Unit" shall include rooms in boarding houses, bed and breakfasts, bed and breakfast homes, lodging houses, tourist homes or rooming houses. It shall not include convalescent, nursing or rest homes; dormitories of charitable, educational or philanthropic institutions; or apartments or hotels.</p>	<p>Single-Room Occupancy Building: A building with four or more rooms for occupancy by individuals not living as a single housekeeping unit, with shared cooking and living facilities and which may have individual or shared sanitation facilities. The term "single-room occupancy building" shall not include apartment buildings, hotels/motels, nursing homes, dormitories, or assisted living residences</p>	<p>Three similar definitions consolidated</p>
<p>Three-Family Dwelling: A house containing three (3) dwelling units.</p>	<p>Three-Family Dwelling: A building containing three dwelling units.</p>	<p>"house" changed to "building" for consistency, numbers reformatted</p>
<p>Town House Structure: A row of at least three (3) one-family attached dwelling units whose sidewalls are separated from other dwelling units by a fire wall or walls. Each unit in the row, or town house, may be owned by a separate owner and shall have its own at grade access.</p>	<p>Townhouse Structure: A row of at least three single-family attached dwelling units whose sidewalls are separated from other dwelling units by a fire separation wall or walls, and where each unit has its own at-grade access.</p>	<p>Definition edited for conciseness</p>
<p>Two-Family Dwelling: A house containing two (2) dwelling units, in which part of one dwelling unit is over part of the other dwelling unit. (See Duplex House.)</p>	<p>Two-Family Dwelling: A building containing two dwelling units, in which part of one dwelling unit is over part of the other dwelling unit.</p>	<p>"house" changed to "building" for consistency, numbers reformatted</p>
	<p>Enclosed Entrance (or Vestibule): Anteroom, mudroom, or small foyer or lobby leading into a dwelling unit or leading into a larger space in a nonresidential building such as an entrance hall or interior common area.</p>	<p>New Definition</p>

ARTICLE 2: Existing Zoning Bylaw Definition	SECTION 2. Proposed Zoning Bylaw Definition	Amendment Summary
Erected: The word erected shall include the words attached, built, constructed, reconstructed, altered, enlarged and moved.	Erected: The word erected shall include the words attached, built, constructed, reconstructed, altered, enlarged, and moved.	No Change
Essential Services: Services provided by public utility or governmental agencies through erection, construction, alteration, or maintenance of gas, electrical, steam, or water transmission or distribution systems and collection, communication, supply, or disposal systems whether underground or overhead. Facilities necessary for the provision of essential services include poles, wires, drains, sewers, pipes, conduits, cables, fire alarm boxes, police call boxes, traffic signals, hydrants and other similar equipment and accessories in connection therewith. Specifically excluded from this definition are buildings necessary for the furnishing of adequate service by such public utility or governmental agencies for the public health, safety, or general welfare.	Essential Services: Services provided by a public utility or governmental agency through erection, construction, alteration, or maintenance of gas, electrical, steam, or water transmission or distribution systems and collection, communication, supply, or disposal systems, whether underground or overhead. Facilities necessary for providing essential services include poles, wires, drains, sewers, pipes, conduits, cables, fire alarm boxes, police call boxes, traffic signals, hydrants, and other similar equipment and accessories, but excluding buildings necessary for the furnishing of adequate service by the public utility or governmental agency for the public health, safety, or general welfare.	Plural corrected, two sentences consolidated
Family: An individual or two or more persons related within the second degree of kinship, or by marriage or adoption living together as a single housekeeping unit and including necessary domestic help such as nurses or servants and further including not more than three (3) lodgers or roomers taken for hire. A group of individuals not related by blood or marriage, but living together as a single housekeeping unit, may constitute a family. For purposes of controlling residential density, each such group of four (4) individuals shall constitute a single family.	Family or Household: An individual or two or more persons related within the second degree of kinship, or by marriage or adoption living together as a single housekeeping unit and including necessary domestic help such as nurses or servants and further including not more than three lodgers or roomers taken for hire. A group of individuals not related by blood or marriage, but living together as a single housekeeping unit, may constitute a household.	"Household" added, numbers reformatted, two sentences consolidated, added reference to new "Group Home" definition. Compliance with Fair Housing laws.
	Farm (or Agriculture): As defined in G.L. c. 128, § 1A.	New Definition

ARTICLE 2: Existing Zoning Bylaw Definition	SECTION 2. Proposed Zoning Bylaw Definition	Amendment Summary
<p>Definition in Section 11.04 of Existing Bylaw: The Floodplain District is superimposed over any other district established by this Bylaw. The 100-year floodplain is defined as the relatively flat lowland which adjoins a watercourse or other body of water and which is subject to seasonal or periodic flooding by the watercourse or water body at a storm frequency of 100 years. Specifically, the Floodplain District includes those areas along the Mill Brook, Alewife Brook, Mystic River, Spy Pond, Arlington Reservoir, and Mystic Lakes which are in the 100-year floodplain as established on the Middlesex County Flood Insurance Rate Maps (FIRMs) issued by the Federal Emergency Management Agency (FEMA) for the administration of the National Flood Insurance Program. The exact boundaries of the District may be defined by the 100-year floodplain shown on the Middlesex County FIRMs (panel numbers 25017C0412E, 25017C0416E, 25017C0417E, 25017C0418E, and 25017C0419E), dated June 4, 2010, and further defined by the Middlesex County Flood Insurance Report (FIS), dated June 4, 2010. The FIRMs and FIS Report are incorporated herein by reference and are on file with the Town Clerk, Arlington Redevelopment Board, Director of Inspections, and Conservation Commission.</p>	<p>Flood Map: A map prepared by the Federal Emergency Management Administration (FEMA) designating approximate flood hazard areas. Flood hazard areas are designated as unnumbered A-Zones and do not contain floodway lines or regional flood elevations. This map forms the basis for both the regulatory and insurance components of the National Flood Insurance Program.</p>	<p>Definition extracted from the definition of floodplain district, updated for current practice</p>
<p>Floodline: The limits of flooding from a particular body of water caused by a storm whose frequency or occurrence is once in a given number of years, as determined and certified by a registered professional engineer, qualified in drainage.</p>	<p>Floodline: The limits of flooding from a particular body of water caused by a storm whose frequency or occurrence is once in a given number of years, as determined and certified by a registered professional engineer qualified in drainage.</p>	<p>Comma removed</p>
<p>Floor Area Ratio: The ratio of the gross floor area to the total area of the lot.</p>	<p>Floor Area Ratio: The ratio of the gross floor area to the total area of the lot.</p>	<p>No Change</p>

ARTICLE 2: Existing Zoning Bylaw Definition	SECTION 2. Proposed Zoning Bylaw Definition	Amendment Summary
Frontage: The front part of a building or lot abutting on a public or private way approved by the Town. Frontage shall be measured in a continuous line along the front lot line between the points at the intersections of the side lot lines with the front lot line.	Frontage: The front part of a building or lot abutting on a public or private way approved by the Town. Frontage shall be measured in a continuous line along the front lot line between the points at the intersections of the side lot lines with the front lot line.	No Change
	Funeral Home: A building used for preparing the deceased for burial and arranging and managing funerals. A funeral home may include a funeral chapel.	New Definition
Garage, Private: Any building or portion of a building, accessory to and located upon the same lot as a residential building or upon a lot in the same ownership and adjacent to the lot on which the served residential building is located, which is used for the keeping of a motor vehicle or motor vehicles and in which no business or industry dealing with sales, servicing, or repair of such vehicles is carried on.	Garage, Private: Any building or portion of a building, accessory to and located upon the same lot as a residential building or upon a lot in the same ownership and adjacent to the lot on which the served residential building is located, which is used for the keeping of a motor vehicle or motor vehicles and in which no business or industry dealing with sales, servicing, or repair of such vehicles is carried on.	No Change
Garage, Public: Any building used for the keeping of motor vehicles in which a business dealing with the storage of such vehicles is maintained either for profit or public service. Such business shall not involve the repair or servicing of any motor vehicles.	Garage, Public: Any building used for the keeping of motor vehicles in which a business dealing with the storage of such vehicles is maintained either for profit or public service. Such business shall not involve the repair or servicing of any motor vehicles.	No Change

ARTICLE 2: Existing Zoning Bylaw Definition	SECTION 2. Proposed Zoning Bylaw Definition	Amendment Summary
<p>Gross Floor Area: The sum of the gross horizontal areas of all the floors of a principal building and its accessory building or buildings on the same lot, including basements, as measured from the exterior faces of the exterior walls, or centerlines of walls separating two (2) buildings, including:</p> <ul style="list-style-type: none"> a. elevator shafts and stairwells on each floor; b. that part of attic space with headroom, measured from subfloor to the bottom of the roof joists, of seven feet three inches or more, except as excluded in (4), below; c. interior mezzanines, and penthouses; d. basements except as excluded in (2), below; and cellars in residential use; e. all weather habitable porches and balconies; and f. parking garages except as excluded in (1), below; but excluding: <ul style="list-style-type: none"> 1. areas used for accessory parking garages, or off-street loading purposes; 2. that part of basements devoted exclusively to mechanical uses accessory to the operation of the building; 3. open or lattice enclosed exterior fire escapes; 4. attic space and other areas for elevator machinery or mechanical equipment accessory to the operation of the building; and 5. porches and balconies. 	<p>Gross Floor Area: The sum of the horizontal areas of the several stories of a building or buildings on a lot, measured from the exterior faces of exterior walls, or in the case of a common wall separating two buildings, from the centerline of such common wall. Refer to Section 5.3 for formula.</p>	<p>Formula for computing Gross Floor Area moved to regulatory section of Bylaw</p>
<p>Ground-Mounted Solar Photovoltaic Installation: A solar photovoltaic system that is structurally mounted on the ground and is not roof-mounted, and does not exceed twenty feet in height.</p>	<p>Ground-Mounted Solar Photovoltaic Installation: A solar photovoltaic system that is structurally mounted on the ground and is not roof-mounted, and does not exceed 20 feet in height.</p>	<p>Number reformatted</p>

ARTICLE 2: Existing Zoning Bylaw Definition	SECTION 2. Proposed Zoning Bylaw Definition	Amendment Summary
Rehabilitation Residence: For the purposes of this Bylaw, a building licensed or operated by the Commonwealth of Massachusetts as a Group Residence to provide residential care of alcoholic, drug or mental patients.	Group Home: A dwelling, owned or leased by a state agency or a non-profit organization on behalf of a state agency, operated as a supervised residence for adults with severe disabilities, which may include educational, social, health care, and other supportive services.	Definition updated to align with current state law
Health Club: An establishment, operated for profit, providing space or facilities for physical exercise or for participating in sports activity.	Health Club: An establishment, operated for profit, providing space or facilities for physical exercise or for participating in sports activity.	No Change
Home Occupation: An accessory use which is carried on entirely within a dwelling unit, and is incidental and subordinate to the dwelling use. In connection with such use, there is to be no retail sale of merchandise on the premises. Such use shall be carried on by the occupants of the dwelling unit in compliance with the provisions of Section 5.05 and shall not in any manner change the residential character of the building. Home occupations do not include such uses as barber shops, beauty parlors, commercial stables or kennels, real estate or insurance offices, teaching of more than three pupils simultaneously, and in the case of musical instruction, more than one pupil at a time.	Home Occupation: An accessory use which is carried on entirely within a dwelling unit, and is incidental and subordinate to the dwelling use which does not include retail sale of merchandise on the premises nor alter the residential character of the lot or building.	Definition edited for conciseness
Hospital: An institution certified by the American Hospital Association as an accredited hospital providing health services for in-patient and/or out-patient medical or surgical care of the sick or injured and including related facilities such as, but not limited to, laboratories, out-patient departments, central staff service facilities, and staff offices which are an integral part of the institution.	Hospital: An institution licensed by the Commonwealth of Massachusetts and certified by the American Hospital Association as an accredited hospital providing health services for in-patient and/or out-patient medical or surgical care of the sick or injured and including related facilities such as, but not limited to, laboratories, out-patient departments, central staff service facilities, and staff offices which are an integral part of the institution.	Definition updated to align with current state law

ARTICLE 2: Existing Zoning Bylaw Definition	SECTION 2. Proposed Zoning Bylaw Definition	Amendment Summary
Hospital, Veterinary: A building providing for the diagnosis and treatment of ailments of animals other than human, including facilities for overnight care.	Hospital, Veterinary: A building providing for the diagnosis and treatment of ailments of animals other than human, including facilities for overnight care.	No Change
Hotel: A building or any part of a building containing rooming units without individual cooking facilities except for coffee makers, cook plates, and microwave ovens for transient occupancy and having a common entrance or entrances; and including an inn, motel, motor inn and tourist court, but not including a boarding house, lodging house or rooming house.	Hotel/ Motel: A building in which lodging is offered for compensation, with or without associated amenities.	Definition edited for conciseness, added word: motel
Inspector of Buildings: Inspector of Buildings, Arlington, Massachusetts.	Inspector of Buildings: Inspector of Buildings, ("Building Inspector") Arlington, Massachusetts.	Added correct title
Junk: Any worn out, castoff, or discarded articles or material which is ready for destruction or has been collected or stored for salvage or conversion to some use.	Junk: Any worn out, castoff, or discarded articles or material which is ready for destruction or has been collected or stored for salvage or conversion to some use.	No Change
Junk Yard: The use of more than two hundred (200) square feet of the area of any lot, whether inside or outside a building, or the use of any portion of any lot that joins any street, for the storage, keeping or abandonment of junk.	Junk Yard: The use of more than 200 square feet of the area of any lot, whether inside or outside a building, or the use of any portion of any lot that joins any street, for the storage, keeping or abandonment of junk.	Number reformatted
Loading Space: An off-street space at least twelve (12) feet in width, fifty (50) feet in length and with a vertical clearance of at least fourteen (14) feet, having an area of not less than one thousand three hundred (1,300) square feet which includes access and maneuvering space used exclusively for loading and unloading of goods and materials from one vehicle. The dimensions of the loading space may be reduced by the Inspector of Buildings to not less than three hundred (300) square feet which includes access and maneuvering space, when it is clearly evident that service vehicles utilizing said space will not require the area listed above.	Loading Space: An off-street space used exclusively for loading and unloading of goods and materials from one vehicle.	Regulatory part of definition moved to regulatory section of Bylaw

ARTICLE 2: Existing Zoning Bylaw Definition	SECTION 2. Proposed Zoning Bylaw Definition	Amendment Summary
Lot: An area or parcel of land or any part thereof, not including water area, in common ownership; designated on a plan filed with the Inspector of Buildings by its owner or owners as a separate lot and having boundaries identical with those recorded in the Middlesex County Registry of Deeds. A series of two or more attached and/or semi-detached dwellings may under certain conditions be considered to occupy a single lot regardless of ownership.	Lot: An area or parcel of land or any part thereof, not including water area, in common ownership; designated on a plan filed with the Inspector of Buildings by its owner or owners as a separate lot and having boundaries identical with those recorded in the Middlesex County Registry of Deeds.	Definition edited for conciseness
Lot, Corner: A lot at the junction of and abutting on two or more intersecting streets or ways, the interior angle or intersection of street lot lines or, in the case of a curved street, extended lot lines, being not more than one hundred thirty-five (135) degrees.	Lot, Corner: A lot at the junction of and abutting on two or more intersecting streets or ways, the interior angle or intersection of street lot lines or, in the case of a curved street, extended lot lines, being not more than 135 degrees.	Number reformatted
Lot, Interior: A lot, the side lines of which do not abut on a street.	Lot, Interior: A lot, the side lines of which do not abut on a street.	No Change
Lot Line, Front: The property line dividing a lot from a street right-of-way. For purposes of this definition, neither the Minuteman Bikeway nor any railroad right-of-way shall be deemed to be a street right-of-way.	Lot Line, Front: The property line dividing a lot from a street right-of-way. For purposes of this definition, neither the Minuteman Bikeway nor any railroad right-of-way shall be deemed to be a street right-of-way.	No Change
Lot Line, Rear: Any lot line which is parallel to or within 45 degrees of being parallel to a front lot line, except for a lot line that is itself a front lot line, and except that in the case of a corner lot the owner shall have the option of choosing which of the two lot lines that are not front lot lines is to be considered a rear lot line. In the case of a lot having no street frontage or a lot of odd shape, only the one lot line furthest from any street shall be considered a rear lot line.	Lot Line, Rear: Any lot line which is parallel to or within 45 degrees of being parallel to a front lot line, except for a lot line that is itself a front lot line, and except that in the case of a corner lot the owner shall have the option of choosing which of the two lot lines that are not front lot lines is to be considered a rear lot line. In the case of a lot having no street frontage or a lot of odd shape, only the one lot line furthest from any street shall be considered a rear lot line.	No Change
Lot Line, Side: Any lot line not a front or rear lot line.	Lot Line, Side: Any lot line not a front or rear lot line.	No Change

ARTICLE 2: Existing Zoning Bylaw Definition	SECTION 2. Proposed Zoning Bylaw Definition	Amendment Summary
Lot, Nonconforming: A lot lawfully existing at the effective date of this Bylaw, or any subsequent amendment thereto, which is not in accordance with all provisions of this Bylaw.	Lot, Nonconforming: A lot lawfully existing at the effective date of this Bylaw, or any subsequent amendment thereto, which is not in accordance with all provisions of this Bylaw. (See also Nonconformance)	Added reference to definition for "Nonconformance"
Lot, Through: A lot, the front and rear lot lines of which abut streets; or a corner lot, two opposite lines of which abut streets.	Lot, Through: A lot, the front and rear lot lines of which abut streets; or a corner lot, two opposite lines of which abut streets.	No Change
	Manufacturing, Light: The manufacture, predominantly from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment, and packaging products, and incidental storage, sales, and distribution of the same, but excluding basic industrial processing, custom manufacturing, or artisanal fabrication.	New Definition
Marquee: A rigid surface canopy structure projecting from a building over an exterior entrance thereto and used as a shelter from rain or sun.	Marquee: A rigid surface canopy structure projecting from a building over an exterior entrance thereto and used as a shelter from rain or sun.	No Change
	Medical Office or Clinic: A building or portion of a building containing offices and facilities for providing medical, dental, psychiatric, and related health care services for outpatients only. "Medical office or clinic" shall not include a hospital.	New Definition
Medical Marijuana Treatment Center: A not-for-profit establishment registered with the Commonwealth, also known as a "registered marijuana dispensary" (RMD) that acquires, cultivates, possesses, processes (including development of related products such as food, tinctures, aerosols, oils, or ointments), transfers, transports, sells, offers for sale, distributes, dispenses, or administers marijuana, products containing marijuana, related supplies, or educational materials to registered qualifying patients or their personal caregivers for medical purposes"	Medical Marijuana Treatment Center: A not-for-profit establishment registered with the Commonwealth, also known as a "registered marijuana dispensary" (RMD) that acquires, cultivates, possesses, processes (including development of related products such as food, tinctures, aerosols, oils, or ointments), transfers, transports, sells, offers for sale, distributes, dispenses, or administers marijuana, products containing marijuana, related supplies, or educational materials to registered qualifying patients or their personal caregivers for medical purposes.	No Change

ARTICLE 2: Existing Zoning Bylaw Definition	SECTION 2. Proposed Zoning Bylaw Definition	Amendment Summary
Membership Club: A social, sports, or fraternal association or organization which is used exclusively by members and their guests.	Membership Club: A social, sports, or fraternal association or organization which is used exclusively by members and their guests.	No Change
Mixed Use: A combination of two or more distinct land uses, such as commercial, lodging, research, cultural, artistic/creative production, artisanal fabrication, residential in a single multi-story structure to maximize space usage and promote a vibrant, pedestrian-oriented live-work environment.	Mixed Use: A combination of two or more distinct land uses, such as commercial, lodging, research, cultural, artistic/creative production, artisanal fabrication, residential in a single multi-story structure to maximize space usage and promote a vibrant, pedestrian-oriented live-work environment.	No Change
	Nonconformance: A condition that occurs when a lot, structure, building, sign, development, or land use that legally existed before the effective date of this Bylaw or any amendments to it does not conform to one or more of the regulations that currently applies to the district in which the lot, structure, building, sign, development, or use is located.	New Definition
Office: A place in which functions such as directing, consulting, record keeping, clerical work, and sales (without the presence of merchandise) of a firm are carried on; also, a place in which a professional person conducts his professional business.	Office: A place in which functions such as directing, consulting, record keeping, clerical work, and sales (without the presence of merchandise) of a firm are carried on; also, a place in which a professional person conducts a professional business.	No Change
Open Space: A yard including sidewalks, swimming pools, terraced areas, patios, playcourts, and playground facilities; and not devoted to streets, driveways, off-street parking or loading spaces, or other paved areas.	Open Space: A yard including sidewalks, swimming pools, terraced areas, decks, patios, play courts, and playground facilities; and not devoted to streets, driveways, off-street parking or loading spaces, or other paved areas.	"decks" added, patios removed

ARTICLE 2: Existing Zoning Bylaw Definition	SECTION 2. Proposed Zoning Bylaw Definition	Amendment Summary
Open Space, Landscaped: Open space designed and developed for pleasant appearance in trees, shrubs, ground covers and grass, including other landscaped elements such as natural features of the site, walks and terraces, and also including open areas accessible to and developed for the use of the occupants of the building located upon a roof not more than 10 feet above the level of the lowest story used for dwelling purposes.	Open Space, Landscaped: Open space designed and developed for pleasant appearance in trees, shrubs, ground covers and grass, including other landscaped elements such as natural features of the site, walks and terraces, and also including open areas accessible to and developed for the use of the occupants of the building located upon a roof not more than 10 feet above the level of the lowest story used for dwelling purposes.	No Change
Open Space, Usable: The part or parts of a lot designed and developed for outdoor use by the occupants of the lot for recreation including swimming pools, tennis courts or similar facilities, for garden or for household service activities such as clothes drying; which space is at least 75 percent open to the sky, free of automotive traffic and parking, and readily accessible by all those for whom it is required. Such space may include open area accessible to and developed for the use of the occupants of the building, and located upon a roof not more than 10 feet above the level of the lowest story used for dwelling purposes. Open space shall be deemed usable only if: (1) at least 75 percent of the area has a grade of less than eight (8) percent and (2) no horizontal dimension is less than 25 feet. For newly constructed single-, two-family, and duplex dwellings where parking is at the surface level, no horizontal dimension shall be less than 20 feet.	Open Space, Usable: The part or parts of a lot designed and developed for outdoor use by the occupants of the lot for recreation, including swimming pools, tennis courts, or similar facilities, or for garden or for household service activities such as clothes drying; which space is at least 75% open to the sky, free of automotive traffic and parking, and readily accessible by all those for whom it is required. Such space may include open area accessible to and developed for the use of the occupants of the building, and located upon a roof not more than 10 feet above the level of the lowest story used for dwelling purposes. Open space shall be deemed usable only if: (1) at least 75% of the area has a grade of less than 8%, and (2) no horizontal dimension is less than 25 feet. For newly constructed single-, two-family, and duplex dwellings where parking is at the surface level, no horizontal dimension shall be less than 20 feet.	Number reformatted
Outdoor Storage Area: A space outside of a building which is used to keep merchandise for use, goods to be processed, or machinery for use.	Outdoor Storage Area: A space outside of a building which is used to keep merchandise for use, goods to be processed, or machinery for use.	No Change
Owner: The duly authorized agent, attorney, purchaser, devisee, trustee, lessee, or any person having vested or equitable interest in the use, structure or lot in question.	Owner: The duly authorized agent, attorney, purchaser, devisee, trustee, lessee, or any person having vested or equitable interest in the use, structure or lot in question.	No Change

ARTICLE 2: Existing Zoning Bylaw Definition	SECTION 2. Proposed Zoning Bylaw Definition	Amendment Summary
Parking, Accessory: Parking developed to serve the residents, occupants, employees, patrons, or other users of a building or use, or developed to meet requirements specified in Article 8.	Parking, Accessory: Parking developed to serve the residents, occupants, employees, patrons, or other users of a building or use, or developed to meet requirements specified in Section 6.	Section reference updated
Penthouse: An enclosed structure above the roof of a building, other than a roof structure, extending not more than twelve (12) feet above the roof and occupying not more than thirty-three and one-third (33-1/3) percent of the roof area.	Penthouse: An enclosed structure above the roof of a building, other than a roof structure, extending not more than 12 feet above the roof and occupying not more than 33 1/3% of the roof area.	Number reformatted
	Personal Service Establishment: Retail establishments primarily engaged in providing individual services generally related to personal needs such as but not limited to a barber shop, hair salon, nail salon, drop-off/pick-up dry cleaning business or self-serve laundry, tailor, or shoe repair shop.	New Definition
	Phased Development: A development on one lot, or two or more adjoining lots in common ownership or common control for which special permits or building permits are sought within a period of two years from the first date of application for any special or building permits for the development.	Term shortened, no change in definition
Planned Development: A development involving the construction of two or more principal buildings on the same lot for any permitted use.	Planned Unit Development: A development under unified control designed and planned to be constructed in a single operation or by a series of scheduled construction phases according to a special permit and an approved site development plan to accommodate one or more land uses.	Definition expanded to clarify intent
	Porch: A covered area projecting from and structurally connected to a building.	New Definition

ARTICLE 2: Existing Zoning Bylaw Definition	SECTION 2. Proposed Zoning Bylaw Definition	Amendment Summary
<p>Recreational Trailer or Vehicle: A vehicular, portable unit designed for travel, camping, or recreational use, including but not limited to the following:</p> <p>a. Travel Trailer: A vehicular, portable dwelling unit built on a chassis, being of any length provided its gross weight does not exceed forty-five hundred (4,500) pounds, or being of any weight provided its overall length does not exceed twenty-eight (28) feet.</p> <p>b. Pick-Up Camper: A portable dwelling unit designed to be mounted on a pick-up truck or chassis, whether or not so mounted.</p> <p>c. Motorized Camper: A portable dwelling designed and constructed as an integral part of a self-propelled vehicle.</p> <p>d. Tent Trailer: A folding structure, constructed of canvas, plastic or similar water repellant material, designed to be mounted on wheels to be used as a temporary dwelling.</p> <p>e. Boat Trailer: A vehicle without motive power, designed to be drawn by a motor vehicle and designed for the hauling or storage of a boat, aircraft, snowmobile or other recreational vehicle.</p>	<p>Recreational Trailer or Vehicle: A vehicular, portable unit designed for travel, camping, or recreational use, including but not limited to the following:</p> <p>a. Travel Trailer: A vehicular, portable dwelling unit built on a chassis, being of any length provided its gross weight does not exceed 4,500 pounds, or being of any weight provided its overall length does not exceed 28 feet.</p> <p>b. Pick-Up Camper: A portable dwelling unit designed to be mounted on a pick-up truck or chassis, whether or not so mounted.</p> <p>c. Motorized Camper: A portable dwelling designed and constructed as an integral part of a self-propelled vehicle.</p> <p>d. Tent Trailer: A folding structure, constructed of canvas, plastic or similar water repellant material, designed to be mounted on wheels to be used as a temporary dwelling.</p> <p>e. Boat Trailer: A vehicle without motive power, designed to be drawn by a motor vehicle and designed for the hauling or storage of a boat, aircraft, snowmobile or other recreational vehicle.</p>	<p>Number reformatted</p>
<p>Repair: With respect to a building or structure, any construction which replaces materials and does not change the height, number of stories, size, use or location of a structure.</p>	<p>Repair: With respect to a building or structure, any construction which replaces materials and does not change the height, number of stories, size, use, or location of a structure.</p>	<p>No Change</p>

ARTICLE 2: Existing Zoning Bylaw Definition	SECTION 2. Proposed Zoning Bylaw Definition	Amendment Summary
<p>Research and Development Activities: Establishments used primarily for research, development and/or testing of innovative information, concepts, methods, processes, materials, or products. This can include but not be limited to renewable or alternative energy research and development activities including the design, development, and testing of biological, chemical, electrical, magnetic, mechanical, and/or optical components in advance of product manufacturing.</p> <p>The accessory development, fabrication, and light manufacturing of prototypes, or specialized machinery and devices integral to research or testing may be associated with these uses.</p>	<p>Research and Development: An establishment used primarily for research, development, or testing of innovative information, concepts, methods, processes, materials, or products. This can include but not be limited to renewable or alternative energy research and development activities including the design, development, and testing of biological, chemical, electrical, magnetic, mechanical, and/or optical components in advance of product manufacturing. The accessory development, fabrication, and light manufacturing of prototypes, or specialized machinery and devices integral to research or testing may be associated with these uses.</p>	<p>Term shortened, made singular for consistency</p>
<p>Restaurant: An establishment where the principal activity is the service or sale of food or drink for on-premises consumption.</p>	<p>Restaurant: An establishment where the principal activity is the service or sale of food or drink for on-premises consumption.</p>	<p>No Change</p>
<p>Drive-In Food Service Establishment: A fast-order food establishment which provides convenient vehicular access and may provide service to customers while in their vehicles and any fast-order food establishment which provides a greater number of parking spaces than is required by the Zoning Bylaw.</p>	<p>Restaurant, Drive-In Food Service: A fast-order food service establishment that provides convenient vehicular access and may provide service to customers while in their vehicles, and any fast-order food establishment which provides a greater number of parking spaces than is required by this Bylaw.</p>	<p>Term changed, Definition unchanged</p>
<p>Fast-Order Food Establishment: An establishment whose primary business is the sale of food for consumption on or off the premises which is (a) primarily intended for immediate consumption rather than for use as an ingredient or component of meals; (b) available upon a short waiting time; and (c) packaged or presented in such a manner that it can be readily eaten outside the premises where it is sold.</p>	<p>Restaurant, Fast-Order Food: An establishment whose primary business is the sale of food for consumption on or off the premises which is (a) primarily intended for immediate consumption rather than for use as an ingredient or component of meals; (b) available upon a short waiting time; and (c) packaged or presented in such a manner that it can be readily eaten outside the premises where it is sold.</p>	<p>Term changed, Definition unchanged</p>
	<p>Right-of-Way: The line determining the public limit or ownership on a street or highway.</p>	<p>New Definition</p>

ARTICLE 2: Existing Zoning Bylaw Definition	SECTION 2. Proposed Zoning Bylaw Definition	Amendment Summary
Setback: The shortest horizontal distance from the front lot line to the nearest building wall or building part not specifically excluded by Section 6.19.	Setback: The shortest horizontal distance from the front lot line to the nearest building wall or building part not specifically excluded in Section 5.	Section reference updated
Shared Vehicle: A passenger vehicle, not to exceed 5,000 pounds gross vehicle weight rating, owned by a membership based entity which makes the vehicles available for rent by the hour or day to its members. Shared vehicles are parked at locations remote from the owner entity. Shared vehicles shall not display advertising other than accessory signage which shall not exceed four square feet in total.	Shared Vehicle: A passenger vehicle, not to exceed 5,000 pounds gross vehicle weight rating, owned by a membership based entity which makes the vehicles available for rent by the hour or day to its members. Shared vehicles are parked at locations remote from the owner entity. Shared vehicles shall not display advertising other than accessory signage which shall not exceed four square feet in total.	No Change
	Shed: A small accessory structure used for the storage of tools or equipment.	New Definition
Sign: Any permanent structure, device, letter, word, model, insignia, trade flag, streamer, display, emblem, or representation used as, or which is in the nature of, an advertisement, announcement, or direction. This definition shall include signs located within a window when illuminated. Marquees, canopies, clocks, thermometers and calendars shall be subject to the provisions when used in conjunction with signs as defined above. A sign shall be painted, posted or otherwise securely affixed to a substantial intermediate removable surface and, except for free-standing signs, such surface shall be securely affixed to the face of the building front, which can be street or parking lot frontage, but shall be in a single, unbroken plane. The foregoing shall not prevent installation of a sign by individual letters or devices cut into or securely affixed to the exterior wall of a building, provided that such letters or devices have a minimum depth or projection of one-fourth of an inch. The material of the sign and intermediate surface and the manner of affixation of the sign to the intermediate surface and of the intermediate surface to the wall of the building shall be subject to the approval of the Building	Sign: Any structure, device, letter, word, model, insignia, trade flag, streamer, display, emblem, or representation used as, or which is in the nature of, an advertisement, announcement, or direction, including illuminated signs within a window. Awnings, marquees, canopies, clocks, thermometers, and calendars shall be subject to the provisions of Section 6.2.	Regulatory part of definition moved to regulatory section of Bylaw

Inspector for the purpose of protecting the safety of the public.		
ARTICLE 2: Existing Zoning Bylaw Definition	SECTION 2. Proposed Zoning Bylaw Definition	Amendment Summary
Sign, Accessory: Any sign that, with respect to the premises on which it is erected, advertises or indicates one or more of the following: the person occupying the premises, the business transacted on the premises, and directional or parking instructions, or the sale or letting of the premises or any part thereof.	Sign, Accessory: Any sign that, with respect to the premises on which it is erected, advertises or indicates one or more of the following: the person occupying the premises, the business transacted on the premises, and directional or parking instructions, or the sale or letting of the premises or any part thereof.	No Change
Sign Area, Area of a Sign, Signage: The entire area within a single continuous perimeter, and a single plane, composed of a square, circle or rectangle which encloses the extreme limits of the advertising message or announcement or wording together with any frame, background, trim or other integral part of the display excluding the necessary supports or uprights on which such sign is placed. Sign area of a standing or pole sign is the entire area of one side of such sign such that two faces which are back to back are counted only once for the purposes of standing or pole sign area.	Sign Area, Area of a Sign, Signage: The entire area within a single continuous perimeter, and a single plane, composed of a square, circle or rectangle which encloses the extreme limits of the advertising message or announcement or wording together with any frame, background, trim or other integral part of the display excluding the necessary supports or uprights on which such sign is placed. Sign area of a standing or pole sign is the entire area of one side of such sign such that two faces which are back to back are counted only once for the purposes of standing or pole sign area.	No Change
Sign, Awning: A sign applied directly to or incorporated as part of an awning.	Sign, Awning: A sign applied directly to or incorporated as part of an awning.	No Change
Sign, Brackett: A sign mounted perpendicular to the building by means of a bracket, the design of which is meant to be decorative and integral to the sign's design, below which hangs the sign in a manner to withstand public or property damage from wind.	Sign, Bracket: A sign mounted perpendicular to the building by means of a bracket, the design of which is meant to be decorative and integral to the sign's design, below which hangs the sign in a manner to withstand public or property damage from wind.	Spelling corrected
Sign Canopy: Rooflike covering, as a canvas, on a frame that is affixed to a building projecting over a sidewalk portion of a way, and carried by a frame supported upon the ground or sidewalk.	Sign Canopy: Roof-like covering, as a canvas, on a frame that is affixed to a building projecting over a sidewalk portion of a way, and carried by a frame supported upon the ground or sidewalk.	No Change
Sign, Facing or Face: The surface of a sign board, background area, and structural trim upon, against or through which a message is displayed or illustrated on the sign.	Sign, Facing or Face: The surface of a sign board, background area, and structural trim upon, against or through which a message is displayed or illustrated on the sign.	No Change

ARTICLE 2: Existing Zoning Bylaw Definition	SECTION 2. Proposed Zoning Bylaw Definition	Amendment Summary
Sign, Freestanding: A sign not a part of or attached to any building but generally located elsewhere on a lot.	Sign, Freestanding: A sign not a part of or attached to any building but generally located elsewhere on a lot.	No Change
Sign, Ground: A free-standing sign located on or close to the ground, the top of which shall not be higher than four (4) feet above the ground.	Sign, Ground: A free-standing sign located on or close to the ground, the top of which shall not be higher than 4 feet above the ground.	Number reformatted
Sign, Permanent: Any sign as defined above, intended to be erected and maintained for more than sixty (60) days.	Sign, Permanent: Any sign as defined above, intended to be erected and maintained for more than 60 days.	Number reformatted
Sign, Portable: A free-standing sign not permanently affixed, anchored, or secured to the ground or a structure on the lot it occupies, including trailered signs but excluding signs affixed to or painted on a vehicle.	Sign, Portable: A free-standing sign not permanently affixed, anchored, or secured to the ground or a structure on the lot it occupies, including trailered signs but excluding signs affixed to or painted on a vehicle.	No Change
Sign, Projecting: Any sign which is attached to a building or other structure and any part of which projects more than twelve (12) inches from the wall surface of that portion of the building or structure in front of which the sign is positioned	Sign, Projecting: Any sign which is attached to a building or other structure and any part of which projects more than 12 inches from the wall surface of that portion of the building or structure in front of which the sign is positioned	Number reformatted
Sign, Roof: Any sign erected, constructed and maintained upon or over the roof of any building.	Sign, Roof: Any sign erected, constructed and maintained upon or over the roof of any building.	No Change
Sign, Standing or Pole: A free-standing sign not exceeding fifteen (15) feet in height with eight (8) feet of clearance under the sign area and erected upon supporting devices or stands.	Sign, Standing or Pole: A free-standing sign not exceeding 15 feet in height with 8 feet of clearance under the sign area and erected upon supporting devices or stands.	Number reformatted
Sign, Temporary: Any sign, including its supporting structure intended to be maintained for a continuous period not to exceed sixty (60) days.	Sign, Temporary: Any sign, including its supporting structure intended to be maintained for a continuous period not to exceed 60 days.	Number reformatted

ARTICLE 2: Existing Zoning Bylaw Definition	SECTION 2. Proposed Zoning Bylaw Definition	Amendment Summary
Sign, Wall: A sign not exceeding four (4) feet in height securely affixed to a wall projecting no more than twelve (12) inches from and parallel to the face of such wall, not projecting beyond the building face fronting on a street or parking lot nor above the highest line of the building to which it is attached. A wall sign shall be no higher than the lowest of the following: (a) twenty-five (25) feet above grade; (b) the bottom of the sills of the first level of windows above the first story; or (c) the cornice line of the building at the building line. If attached to a parapet, a sign shall not exceed the height of the parapet.	Sign, Wall: A sign not exceeding 4 feet in height securely affixed to a wall projecting no more than 12 inches from and parallel to the face of such wall, not projecting beyond the building face fronting on a street or parking lot nor above the highest line of the building to which it is attached. A wall sign shall be no higher than the lowest of the following: 25 feet above grade; (b) the bottom of the sills of the first level of windows above the first story; or (c) the cornice line of the building at the building line. If attached to a parapet, a sign shall not exceed the height of the parapet.	Number reformatted
Sign, Primary Wall: A sign on the building face fronting on a street or parking lot frontage.	Sign, Primary Wall: A sign on the building face fronting on a street or parking lot frontage.	No Change
Sign, Secondary Wall: A sign located on any building face fronting on a street or parking lot frontage other than that of the primary wall sign. The cumulative area of all secondary wall signs shall not exceed fifty (50) percent of the maximum possible area of the primary wall sign.	Sign, Secondary Wall: A sign located on any building face fronting on a street or parking lot frontage other than that of the primary wall sign. The cumulative area of all secondary wall signs shall not exceed 50% of the maximum possible area of the primary wall sign.	Number reformatted
Signs, Window: Signs intended to be viewed from the exterior that are painted or posted on an interior transparent or translucent surface including windows and doors, or interior to and within 12 inches of such a surface. The area of a window sign shall not exceed 25 % of the area visible from the exterior of the building.	Signs, Window: Signs intended to be viewed from the exterior that are painted or posted on an interior transparent or translucent surface including windows and doors, or interior to and within 12 inches of such a surface. The area of a window sign shall not exceed 25% of the area visible from the exterior of the building.	Number reformatted
Notice: Temporary signs erected by a person, a town committee, student organization or non-profit organization for the purpose of advertising an individual yard sale, non-commercial public event, or lost pet.	Notice: Temporary signs erected by a person, a town committee, student organization or non-profit organization for the purpose of advertising an individual yard sale, non-commercial public event, or lost pet.	No Change

ARTICLE 2: Existing Zoning Bylaw Definition	SECTION 2. Proposed Zoning Bylaw Definition	Amendment Summary
Special Permit: A use of a structure or lot or any action upon a premises which may be permitted under this Bylaw only upon application to and the approval of the Board and in accordance with provisions of Article 10.	Special Permit: A use of a structure or lot or any action upon a premises which may be permitted under this Bylaw only upon application to and the approval of the Zoning Board of Appeals or Arlington Redevelopment Board, as applicable, and in accordance with provisions of Section 3 of this Bylaw.	SPGA corrected, section reference updated
Special Permit Granting Authority: The Zoning Board of Appeals, or in the case of a special permit which qualifies for Environmental Design Review under Section 11.06 of the Zoning Bylaw, the Arlington Redevelopment Board.	Special Permit Granting Authority: The Zoning Board of Appeals, or in the case of a special permit which qualifies for Environmental Design Review under Section 3 of this Bylaw, the Arlington Redevelopment Board.	Section reference updated
Story: The portion of a building which is between one floor level and the next higher floor level or the roof. If a mezzanine floor area exceeds one-third of the area of the floor immediately below, it shall be deemed to be a story. A basement shall be deemed to be a story when its ceiling is four (4) feet six (6) inches or more above the finished grade. A cellar shall not be deemed to be a story. An attic shall not be deemed to be a story if unfinished and not used for human occupancy.	Story: The portion of a building which is between one floor level and the next higher floor level or the roof. If a mezzanine floor area exceeds one-third of the area of the floor immediately below, it shall be deemed to be a story. A basement shall be deemed a story when its ceiling is 4 feet 6 inches or more above the finished grade. A cellar shall not be deemed a story. An attic shall not be deemed a story if unfinished and not used for human occupancy.	No Change
Story, Half: A story which is under a gable, hipped, or gambrel roof, where less than one half the floor area has a clear height of seven feet three inches or more.	Story, Half: A story which is under a gable, hipped, or gambrel roof, where less than one half the floor area measured from the underside of the roof framing to the finished floor below has a clear height of 7 feet 3 inches or more.	Method of measurement clarified
Street: A public or private way which is 27 or more feet in right-of-way width which is accepted or devoted to public use by legal mapping or by any other lawful procedure. It shall be synonymous with the word road, avenue, highway, and parkway, and other similar designations.	Street: A public or private way which is 27 feet or more in right-of-way width, accepted or devoted to public use by legal mapping or by any other lawful procedure. It shall be synonymous with the word road, avenue, highway, and parkway, and other similar designations.	Word order changed

ARTICLE 2: Existing Zoning Bylaw Definition	SECTION 2. Proposed Zoning Bylaw Definition	Amendment Summary
Structure: A combination of materials for permanent or temporary occupancy or use, such as a building, bridge, trestle, wireless communications facility, tower, framework, retaining wall, tank, tunnel, tent, stadium, reviewing stand, platform, swimming pool, shelters, piers, wharves, bin, fence, sign, or the like.	Structure: A combination of materials for permanent or temporary occupancy or use, such as a building, bridge, trestle, wireless communications facility, tower, framework, retaining wall, tank, tunnel, tent, stadium, reviewing stand, platform, swimming pool, shelter, pier, bin, fence, sign, shed, or the like.	Items in list corrected to all be singular, wharf deleted
	Tract: A unit or contiguous units of land under single ownership or control.	New Definition
Trailer: Any vehicle which is immediately portable, and is arranged, intended, designed, or used for sleeping, eating, or business, or is a place in which persons may congregate, including a mobile home, house trailer or camper. A trailer, whether immediately portable or no longer immediately portable by virtue of having its wheels removed or skirts attached, shall not be considered a building for the purposes of this Bylaw.	Trailer: Any vehicle which is immediately portable, and is arranged, intended, designed, or used for sleeping, eating, or business, or is a place in which persons may congregate, including a mobile home, house trailer or camper. A trailer, whether immediately portable or no longer immediately portable because its wheels have been removed or skirts have been attached, shall not be considered a building in this Bylaw.	Definition edited for conciseness
Use: The purpose for which a structure or lot is arranged, designed, or intended to be used, occupied or maintained.	Use: The purpose for which a structure or lot is arranged, designed, or intended to be used, occupied, or maintained.	No Change
Use, Accessory: A use incidental and subordinate to the principal use of a structure or lot, or a use, not the principal use, which is located on the same lot as the principal structure.	Use, Accessory: A use incidental and subordinate to the principal use of a structure or lot, or a use, not the principal use, which is located on the same lot as the principal structure.	No Change
Use, Nonconforming: A use lawfully existing at the time of adoption of this Bylaw or any subsequent amendment thereto which does not conform to one or more provisions of this Bylaw.	Use, Nonconforming: A use lawfully existing at the time of adoption of this Bylaw or any subsequent amendment thereto which does not conform to one or more provisions of this Bylaw. (See also, Nonconformance.)	Added reference to definition for "Nonconformance"
Use, Principal: The main or primary purpose for which a structure or lot is designed, arranged or intended, or for which it may be used, occupied or maintained under this Bylaw.	Use, Principal: The main or primary purpose for which a structure or lot is designed, arranged or intended, or for which it may be used, occupied, or maintained under this Bylaw.	No Change

ARTICLE 2: Existing Zoning Bylaw Definition	SECTION 2. Proposed Zoning Bylaw Definition	Amendment Summary
Use, Substantially Different: A use which by reason of its normal operation would cause readily observable differences in patronage, service, appearance, noise, employment or similar characteristics from the use to which it is being compared.	Use, Substantially Different: A use which because of its normal operation would cause readily observable differences in patronage, service, appearance, noise, employment, or similar characteristics from the use to which it is being compared.	Definition edited for conciseness
Variance: Such departure from the terms of this Bylaw as the ZBA, upon appeal in specific cases, is empowered to authorize under the terms of Article 10.	Variance: A departure from the terms of this Bylaw as the Board of Appeals may authorize under this Bylaw and G.L. c. 40A, § 10.	Definition edited for conciseness
Wireless Communications Facility: An assemblage of equipment intended to receive and/or transmit radio waves for the purpose of providing wireless communications consisting of, but not limited to, antennas and mounting brackets, antenna support structures, electrical equipment in cabinets or enclosed shelters or in other enclosed space, co-axial cables and back-up power equipment or generators.	Wireless Communications Facility: An assemblage of equipment intended to receive and/or transmit radio waves for providing wireless communications consisting of, but not limited to, antennas and mounting brackets, antenna support structures, electrical equipment in cabinets or enclosed shelters or in other enclosed space, co-axial cables and back-up power equipment or generators.	Definition edited for conciseness
Yard: An open space unobstructed from the ground up, on the same lot with a principal building, extending along a lot line or front lot line and inward to the principal building. The size of a required yard shall be measured as the shortest distance between the line of the building wall or building part not specifically excluded by Section 6.19 and a lot line. Structures which are below the finished lot grade, including shelters for nuclear fallout shall not be deemed to occupy required yards.	Yard: An open space unobstructed from the ground up, on the same lot with a principal building, extending along a lot line or front lot line and inward to the principal building. The size of a required yard shall be measured as the shortest distance between the line of the building wall (or building part not specifically excluded under this Bylaw) and a lot line. Structures that are below the finished lot grade shall not be deemed to occupy required yards.	Definition edited for conciseness
Yard, Front: A yard extending for the full width of the lot between the front line of the nearest building wall and the front lot line.	Yard , Front: A yard extending for the full width of the lot between the front line of the nearest building wall and the front lot line.	No Change
Yard, Rear: A yard, unoccupied except by an accessory structure or accessory use as herein permitted, extending for the full width of the lot between the rear line of the nearest building wall and the rear lot line.	Yard, Rear: A yard, unoccupied except by an accessory structure or accessory use as herein permitted, extending for the full width of the lot between the rear line of the nearest building wall and the rear lot line.	No Change

ARTICLE 2: Existing Zoning Bylaw Definition	SECTION 2. Proposed Zoning Bylaw Definition	Amendment Summary
Yard, Side: A yard unoccupied, except by an accessory structure or use as herein permitted, between the line of the building wall and a side lot line extending from the front yard to the rear yard. In the case of a lot having no street frontage or a lot of odd shape, any yard that is not a front yard or a rear yard shall be considered a side yard.	Yard, Side: A yard unoccupied, except by an accessory structure or use as herein permitted, between the line of the building wall and a side lot line extending from the front yard to the rear yard. In the case of a lot having no street frontage or a lot of odd shape, any yard that is not a front yard or a rear yard shall be considered a side yard.	No Change
ZBA: The Zoning Board of Appeals of the Town of Arlington, Massachusetts.	Zoning Board of Appeals: The Zoning Board of Appeals of the Town of Arlington, Massachusetts (“Board of Appeals” or “ZBA”).	Term changed, alternate terms added



Town of Arlington, Massachusetts

Approval of Meeting Minutes from December 4, 2017

Summary:

9:15-9:20p.m. *Board members will review minutes from the previous ARB meeting and provide feedback for edits and vote.*

ATTACHMENTS:

Type	File Name	Description
▢ Reference Material	12052017_DRAFT_ARB_Minutes.pdf	December 5, 2017 Meeting Minutes

Arlington Redevelopment Board
December 4, 2017
Minutes
Town Hall Annex, Second Floor Conference Room – 7:30pm

This meeting was recorded by ACMi.

PRESENT: Andrew Bunnell (Chair), Andrew West, David Watson, Eugene Benson

ABSENT: Kin Lau

STAFF: Jennifer Raitt

Correspondence: None.

The Chairman opened the meeting at 7:30pm and turned to the first item on the agenda, Zoning Recodification Update/ Special Town Meeting Warrant Article. Staff and board members provided an update on zoning recodification, upcoming community engagement and discussion of the Special Town Meeting Warrant Article. Jennifer Raitt, Planning and Community Development Director, provided the following materials, ATM and STM Warrants email, Warrant Article Submission Instructions, and a draft Zoning Recodification Warrant Article. Ms. Raitt asked the Board to consider placing Zoning Recodification on the warrant for Special Town Meeting and stated that the Zoning Recodification Working Group and staff believe it is ready for presentation at Special Town Meeting. She explained that the warrant article had been prepared with assistance from Town Counsel. Town Counsel consulted with the Attorney General's Office regarding the scope of the warrant article and then drafted three versions that would work for Arlington.

Additional documents provided were a Zoning Recodification outreach meeting schedule and an outreach plan. The outreach meeting schedule included office hours at the Department of Planning and Community Development, the ARB public hearing date, and four neighborhood meetings. The outreach plan showed a variety of outreach tools being used to educate and inform the public about the recodification process.

Mr. Bunnell asked how the meetings will be advertised to the public. Ms. Raitt responded and indicated the following: Town Notices, social media, direct mailings, and press. Mr. Bunnell asked how many of the errors, concerns, and questions found at the October Public Hearing were addressed. Mr. Watson and Ms. Raitt stated that Laura Wiener (Assistant Director of Planning) reviewed all comments received and merged many into an annotated document. Ms. Raitt further stated that the recodification consultant's feedback was included in the final document. Steve Revilak, a member of the Zoning Recodification Group, commented about the more specific changes made as a result of public concern. They included adding back the language, removal of retaining walls, to the definition of structure, restoring the original purpose statement, and stretching out the process which had been extended one month. Mr. Revilak further stated a decision for a red lined version request was still outstanding and will be discussed at the Zoning Recodification Working Group meeting being held on December 6, 2017. Mr. Bunnell asked when the document would be ready for public viewing. Ms. Raitt anticipated it being ready the following week when the notice is published: December 14th.

Discussion about hearing and advertising dates occurred and the following schedule was confirmed. The first public hearing will occur on January 8, 2018 with a continued hearing date to January 10, 2018 as well as January 11, 2018, as needed. The Legal Notice will be advertised in the Arlington Advocate for three weeks, December 14, 2017, December 21, 2017 and January 4, 2018.

Ms. Raitt stated that the Warrant opens and closes on December 6, 2017 and asked the Board to vote on the Warrant Article as proposed and reviewed by Town Counsel. Mr. Benson found two formatting inconsistencies and asked for these to be amended. Ms. Raitt will amend before final submission.

Mr. Benson moved to approve the Warrant Article as amended. Mr. Watson seconded. All voted in favor. (4-0).

John Worden, Town Meeting Member, expressed concern that the process was rushed and asked the Board why the document be moved to Special Town Meeting in February. Mr. Watson responded stating that it had been a one year

process with careful regard to resident concerns. He further stated that the Zoning Recodification Working Group and the ARB have been responsive to concerns about timing in the process and extended the time period for review of the second reading draft and the hearing draft of the bylaw.

Mr. Bunnell moved to the second item on the agenda, 2018 Meeting Schedule. A copy of the proposed meeting schedule was provided for Board review, discussion and approval. It was noted that the month of August would have only one meeting and that the second meeting in April was moved to April 23, 2018.

Mr. Bunnell moved to the next item on the agenda, Approval of Meeting Minutes from November 13, 2017. Changes were noted in paragraph one.

Mr. Benson moved to approve the Meeting Minutes of November 13, 2017 as amended. Mr. Watson seconded. All voted in favor. (4-0)

Mr. Bunnell asked if there was any other business. Ms. Raitt informed the Board that a copy of the letter distributed on their behalf to the Conservation Committee was provided to them.

Mr. Benson moved adjourn the Arlington Redevelopment Board Meeting of December 4, 2017, Mr. Watson seconded. All voted in favor.